

**MEMORANDUM OF AGREEMENT  
BETWEEN THE  
TOWN OF GLASTONBURY  
AND THE  
TOWN OF EAST HAMPTON FOR  
PUBLIC SAFETY DISPATCH SERVICES**

**This Memorandum of Agreement** ("Agreement") is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2016 ("Effective Date"), by and between the Town of Glastonbury, Connecticut ("Glastonbury") and the Town of East Hampton, Connecticut ("East Hampton").

**RECITALS**

**WHEREAS**, Connecticut General Statutes, Sections 7-148cc and 7-339a, authorize two (2) or more municipalities to jointly perform any function that each municipality may perform separately upon entering into an Agreement to effect such with other municipalities;

**WHEREAS**, the Public Safety Dispatch services are now provided to East Hampton by the KX Dispatch Center and KX is scheduled to close effective June 30, 2016;

**WHEREAS**, East Hampton wishes to have Glastonbury provide Dispatch Services for its Police, Fire, EMS Services and CMED Services, and become the primary Public Safety Answering Point ("PSAP") for East Hampton (collectively, "Dispatch Services") and Glastonbury desires to provide such Dispatch Services to East Hampton;

**WHEREAS**, Glastonbury is a recognized State of Connecticut 9-1-1 Communication Center and PSAP capable of providing Dispatch Services for law enforcement, fire, and emergency medical services ("EMS") (collectively, "Dispatch Services") to responders and emergency medical dispatch services ("EMD Services") and Coordinated Medical Emergency Direction services ("CMED Services") for municipalities; and

**NOW, THEREFORE**, in consideration of the foregoing and the mutual covenants herein contained, the parties agree as follows:

**Section 1.     Purpose of Agreement**

The purpose of this Agreement is to set forth the rights, responsibilities, and obligations of the parties to this Agreement.

**Section 2.     Obligations of Glastonbury**

Glastonbury shall:

- A. Monitor all Police, Fire, and EMS radio frequencies for East Hampton on a twenty-four (24) hour basis.
- B. Provide Dispatch Services for all Police, Fire, and EMS calls in accordance with standard protocols and procedures.
- C. Provide tactical radio contact and support to Police, Fire, and EMS personnel while such personnel are engaged in the performance of their duties.
- D. Act as the PSAP for 9-1-1 calls in the Town of East Hampton.
- E. Provide any other public safety communication Dispatch Services mandated by State law or mutually agreed upon by both Glastonbury and East Hampton.
- F. Supervise the Glastonbury staff to ensure that:
  - 1. The Glastonbury dispatch center is staffed and operated twenty-four (24) hours a day by trained personnel.
  - 2. Dispatch Services are provided in accordance with standard protocols and procedures.
- G. Collect such reasonable Dispatch Services data as may be requested by East Hampton.
- H. Answer all incoming 9-1-1 calls in accordance with standard protocols and procedures.

**Section 3. Obligations of East Hampton**

- A. East Hampton shall provide to Glastonbury such data and records, as may be reasonably requested by Glastonbury, to enable it to effectively and efficiently provide Dispatch Services.
- B. East Hampton shall provide, establish, maintain, and repair, at its sole cost and expense, all equipment necessary for East Hampton Police, Fire, and EMS to effectively communicate with Glastonbury, including back-up systems and equipment.
- C. Maintain necessary and appropriate FCC licenses.



**Section 4. Financial Obligations**

- A. It is the intent of this Agreement that Operating and Capital costs for Glastonbury to provide Dispatch Services to East Hampton shall be furnished by Glastonbury on a cost neutral-basis.
- B. East Hampton shall be responsible for Capital costs for equipment and systems required to establish and maintain effective communication between Glastonbury and East Hampton for Dispatch Services.
- C. East Hampton shall be responsible for Operating costs incurred by Glastonbury for providing Dispatch Services to East Hampton. Annual Operating costs are expected to include: wages, employee benefits, payroll costs, insurance, training, overtime, uniforms, and other annual Operating costs as applicable for Glastonbury to provide Dispatch Services to East Hampton. Such Operating costs shall be subject to the collective bargaining process and other factors influencing annual costs for Dispatch staff and Dispatch Services.
- D. Each February, Glastonbury will provide to East Hampton an estimate of the annual Operating cost for the next following fiscal year.
- E. Annual State grants in support of Operating costs for multi-town Dispatch Services shall be received directly by Glastonbury and deducted from annual charges to East Hampton.
- F. Should Glastonbury provide Dispatch Services to other communities during the term of this agreement, the cost-sharing process established herein will be amended, as applicable, through discussions between the municipalities receiving such Dispatch Services.
- G. Invoices for Dispatch Services shall be furnished to East Hampton on a quarterly basis by Glastonbury for the prior three (3) month period. East Hampton shall forward payment for each quarterly invoice within 30 days of receipt.

**Section 5. Term and Termination**

- A. The term of the Agreement shall begin on July 1, 2016 for a five (5) year period ending June 30, 2021 and shall renew for five (5) year terms thereafter unless Glastonbury, or East Hampton withdraws from this agreement pursuant to section 5B
- B. East Hampton may withdraw from participation in this Agreement upon: (1) giving one years' prior written notice to the Town Manager of Glastonbury of its intent to terminate, and (2) the adoption of a resolution to that effect by the East Hampton Town Council. Notwithstanding such termination, East Hampton shall

complete its financial obligations as set forth in Section 4 for the remainder of that year. Glastonbury may withdraw from participation in this Agreement by providing one years' prior written notice to East Hampton of its intent to terminate.

**Section 6. Indemnification**

- A. East Hampton agrees to indemnify and hold Glastonbury, its employees, officers, directors, agents, and representatives harmless from any and all claims, lawsuits, administrative orders, penalties, damages, liabilities, losses, and expenses (including reasonable attorneys' fees and out-of-pocket expenses) incurred by Glastonbury that are caused by East Hampton's breach of its obligations under this Agreement or by the negligence or willful misconduct of East Hampton, its agents, representatives, public officials, employees or contractors.
- B. Glastonbury agrees to indemnify and hold East Hampton, its employees, officers, directors, agents, and representatives harmless from any and all claims, lawsuits, administrative orders, penalties, damages, liabilities, losses, and expenses (including reasonable attorneys' fees and out-of-pocket expenses) incurred by East Hampton that are caused by Glastonbury's breach of its obligations under this Agreement or by the negligence or willful misconduct of Glastonbury, its agents, representatives, officers, employees or contractors.

**Section 7. Equipment and Property Ownership and Use**

Regardless of such use, ownership of equipment and property of the Town of Glastonbury shall remain that of the town; and ownership and equipment of property of the Town of East Hampton shall remain that of the Town of East Hampton.

Equipment owned by the Town of East Hampton and directly or indirectly operated by the Town of Glastonbury shall be the responsibility of the Town of East Hampton including but not limited to its operation, housing, maintenance and applicable licensing requirements.

**Section 8. Insurance**

Note: Insurance requirements pending review by CIRMA and Insurance Agents of Record



**Section 9. Administration of Agreement**

- A. The person responsible for administering this Agreement for Glastonbury shall be the Town Manager of Glastonbury or his/her designee.
- B. The person responsible for administering this Agreement for East Hampton shall be the Town Manager of East Hampton or his/her designee.
- C. To effectively provide Dispatch Services pursuant to this Agreement, the Police, Fire, and EMS Chiefs or their designees shall meet on a quarterly basis to review Dispatch Services and resolve any pending matters, as needed. The Glastonbury Police Chief shall be responsible for convening the quarterly meeting. Minutes from these quarterly meetings shall be provided to the Town Manager of Glastonbury and the Town Manager of East Hampton.

The Town of Glastonbury and the Town of East Hampton agree to work to resolve any conflicts between the two communities in a cooperative and amicable manner. Any matters not resolved by the respective Chiefs shall be referred to the Town Manager of Glastonbury and Town Manager of East Hampton. In the event discussions between the respective Chiefs and Town Managers is not able to resolve a pending matter... Note- will incorporate language concerning mediation/ arbitration.

**Section 10. Amendment to the Agreement**

- A. Any amendment to this Agreement must be approved by the Glastonbury Town Council and East Hampton Town Council.

**Section 11. Miscellaneous**

- A. Assignment. Neither party shall assign or transfer any interest, obligation or duty under this Agreement without the prior written approval of the other party.
- B. Modifications and Waivers. This Agreement may not be amended or modified except by written instrument executed by the parties. The failure of the parties to insist upon strict performance of any provision hereof shall not constitute a waiver of, or estoppel against, asserting the right to require such performance in the future, nor shall a waiver or estoppel in any one instance constitute a waiver or estoppel with respect to a later breach of a similar nature or otherwise. The waiver of any of the terms and conditions of this Agreement shall not be construed to be a waiver of any other term or condition of this Agreement.

- C. Integration. This Agreement incorporates all the understandings of the parties and supersedes any and all agreements reached by the parties prior to the execution of this Agreement, whether oral or written.
- D. Binding on Successors. Glastonbury and East Hampton each binds itself, its successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party with respect to its rights, duties, and privileges under this Agreement.
- E. Severability. In the event that any provision of this Agreement or part thereof is determined to be illegal or otherwise unenforceable by a court of competent jurisdiction, such provision or part thereof shall be modified to the minimum extent necessary to render such provision enforceable and preserve the parties' intent or, if not possible, severed, and in either case the other terms and provisions of this Agreement shall continue in full force and effect.
- F. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. A facsimile or .pdf copy of a signature or electronic signature of a party hereto shall have the same force and effect and validity as an original signature.
- G. Governing Law. This Agreement shall be deemed to be entered into, executed and performed in the State of Connecticut and shall, at all times, be subject to the laws of the State of Connecticut, exclusive of conflict of laws rules.
- H. Captions. The captions used herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of the intent of any section or paragraph hereof.
- I. Construction. This Agreement shall not be construed against the party preparing it, but shall be construed as if the parties jointly prepared this Agreement, and any uncertainty and ambiguity in drafting shall not be interpreted against any one party.
- J. Notice. All notices required under this Agreement shall be in writing, and shall be deemed to have been duly given on the date sent if sent by certified or registered mail return receipt requested, postage prepaid, hand delivered, sent via facsimile, or electronic mail, or on the day following if sent by overnight courier, postage prepaid, and addressed to the party below:

If to Glastonbury:      Town Manager  
                                    2155 Main Street  
                                    Glastonbury, CT 06033



Copy to: Chief of Police  
2108 Main Street  
Glastonbury, CT 06033

If to East Hampton: Town Manager  
20 East High Street  
East Hampton, CT 06424

Copy to: Chief of Police  
20 East High Street  
East Hampton, CT 06424

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SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have executed or have caused this Agreement to be executed by their duly authorized representatives.

**TOWN OF GLASTONBURY, CT**

By: \_\_\_\_\_  
Name: Richard J. Johnson, Town Manager

\_\_\_\_\_  
Date

**TOWN OF EAST HAMPTON, CT**

By: \_\_\_\_\_  
Name: Michael Maniscalco, Town Manager

\_\_\_\_\_  
Date

## **RECITALS**

1. Purpose of Agreement
2. Obligations of Glastonbury
3. Obligations of East Hampton
4. Financial Obligations
5. Term and Termination
6. Indemnification
7. Insurance
8. Administration of Agreement
9. Amendment to Agreement
10. Miscellaneous





February 18, 2016

Town of East Hampton Water Development Task Force  
Water Pollution Control Facilities  
20 Gildersleeve Drive  
East Hampton, CT, 06424

Dear Members of the East Hampton Water Development Task Force:

Please accept this letter as our expression of interest in forming a public private partnership with the Town of East Hampton for a town water system.

#### Understanding

It is our understanding that the Town of East Hampton has a near-term goal of addressing the water needs of the Town's business centers, and a long-term goal of developing a centralized water system that will serve the majority of residents and businesses in Town.

The Town has two existing public water systems. The Town's Village Center system serves 31 customers and uses 2 bedrock wells as the source of supply. The Town's Royal Oaks system serves 83 customers and uses 4 bedrock wells as the source of supply. We understand that there are issues with the quality and quantity of water in the Royal Oaks system, and that there is excess supply capacity in the Village Center system. The Town has considered interconnecting these two systems to maximize the water supply capacity of the Village Center system.

The Town has also developed 2 gravel packed wells at the Oakum Dock Wellfield. The wells have a combined safe yield of 0.743 million gallons per day (MGD). The wells have an approved diversion permit and a proper sanitary easement. In addition, the Town has acquired a 10 acre parcel of land on which a water treatment plant for these two wells can be built. The wells are located approximately 7 miles from the Town's two existing water systems.

There are numerous businesses in Town that have their own wells, with varying degrees of adequacy relative to water quality and quantity. The Town is interested in serving these businesses with a public water supply system.

The Task Force has considered several options for further developing the public water supply system in Town, including:

1. A phased interconnection of existing systems eventually creating one community water system
2. A Public/Private Partnership
3. The Town self-funding the build of a town-wide community water system

## Aquarion

Aquarion Water Company of Connecticut is the public water supply company for more than 196,000 customer accounts or more than 625,000 people in 51 cities and towns throughout Connecticut's Fairfield, New Haven, Hartford, Litchfield, Middlesex and New London Counties. We are the largest investor-owned water utility in New England. We've been in the public water supply business since 1857.

We own and operate 69 water systems in Connecticut, ranging in size from several customers to more than 90,000 customers. We have acquired more than 50 small to mid-size water systems in the past several years. Many of these systems had challenges, including water quality issues, inadequate capacity, and old infrastructure. Aquarion has brought to these systems our expertise in water infrastructure planning and development, as well as our experience in operations and maintenance – bringing these systems up to Aquarion's industry leading standards for water quality, systems reliability, and service.

One of our many systems is located in East Hampton. It serves 48 customers - located on the shores of Pocotopaug Lake - on Lakewood Road, Boulder Road, Hale Road, and Lake Drive. Two wells provide the water supply for the system.

## Proposed Technical and Business Approach

Aquarion proposes to work with the Town to develop a public private partnership to develop the water system in East Hampton.

We believe that the details of this partnership should be developed collaboratively with the Town; specifically, the Task Force.

One potential approach would involve Aquarion acquiring the Town's existing water infrastructure for an equitable price. Aquarion would then assume responsibility for all operations and necessary infrastructure investment in these systems, including investments such as interconnections between systems to provide adequate water supply.

The Town could use the funds from the sale of the systems to pay for the planning and design of a system expansion. With the proposed approach, the Town would then fund water main installations needed for expansion of the water system to other areas of town, and the Town would own the new water mains for the period of time required by the funding source. Aquarion would be responsible for operating and maintaining the new water mains, and providing water and service to new customers who connect to these new mains.

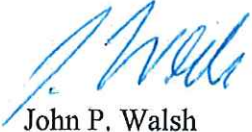
With our experience operating, developing, and investing in water systems throughout Connecticut, we believe that Aquarion and the Town of East Hampton could form a productive partnership that would benefit residents and businesses of East Hampton in both the near-term and long-term.

We would welcome the opportunity to meet with the Task Force to discuss partnership approaches, and provide you with any additional information you may need from us.

Please feel free to contact me if you have any question. I look forward to hearing from you.



Sincerely,



John P. Walsh  
Vice President, Operations

Cc: Don Morrissey, Executive Vice President and Chief Financial Officer

# EXPRESSION OF INTEREST

## TOWN OF EAST HAMPTON, CT



Town Water System  
RFEI: EHWDTF122815

February 2016



**WRIGHT-PIERCE**   
Engineering a Better Environment

 **VEOLIA**

February 19, 2016  
W-P Project No. T10897

Town of East Hampton  
Water Development Task Force  
Water Pollution Control Facilities  
20 Gildersleeve Drive  
East Hampton, CT 06424

Subject: RFEI #EHWDTF122815  
Request for Expression of Interest  
Town Water System

**To Whom It May Concern:**

Wright-Pierce, in conjunction with Veolia Water North America, is pleased to submit our Expression of Interest in the East Hampton Water System. We understand the Water Development Task Force would like to work with a partner to develop technical and funding options for a centralized Town water system.

Wright-Pierce is a full-service, water and wastewater engineering firm with a staff of over 200 engineers and support personnel. For over 68 years, the mainstay of our business has been providing infrastructure engineering services for municipal clients throughout the Northeast including our local office in Middletown, Connecticut. Veolia provides operations, maintenance and management services to water and wastewater facilities throughout the Northeast including ten (10) facilities in Connecticut.

As a trusted advisor; our team has extensive experience with many small, medium, and large municipal systems providing on-call services throughout Connecticut. Some of our Wright-Pierce Middletown office on-call contracts and clients for whom we provide similar services include:

- Aquarion Water Company
- The Metropolitan District (MDC)
- The City of Danbury
- The City of New Britain
- Town of Sprague
- Town of Watertown
- Town of Wallingford
- City of New London
- Town of Bethel (Wright-Pierce acts as a Town Engineer for the Town)
- Cromwell Fire District
- Town of Killingly
- South Central Connecticut Regional Water Authority



As a starting point, we see three key items to discuss with the Water Development Task Force including:

1. We would like to review the existing water system build-out plan to determine phasing options that may reduce the upfront capital costs.
2. We would plan to complete a Value Engineering analysis of the existing water system build-out plan to determine if there are opportunities to reduce the capital cost of the build-out.
3. We plan to work with the Task Force on Business Approach options (See Section 4) for constructing and operating an expanded water system.

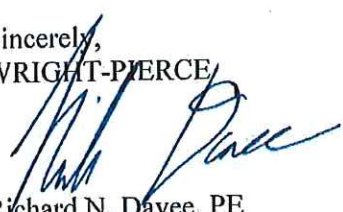
Our expertise, experience, and resources are only partially the reason we are well-suited to provide services to the Task Force. What really sets us apart is:

- ✓ our practical hands-on approach
- ✓ track record for developing reliable, cost-affordable solutions tailored to the specific needs of our clients
- ✓ proactive approach to optimizing the involvement of our clients throughout the project
- ✓ commitment to achieving total client satisfaction

We are committed to client satisfaction and to client involvement. We take the word "service" very seriously. You will recognize it in the thoroughness of our work and in the quickness of our response to your requests. We encourage you to contact our references for a first-hand account of our performance and our capabilities.

Thank you for considering the Wright-Pierce/Veolia Team to provide technical and business approach services for a centralized water system. We look forward to meeting with you to further discuss our qualifications as needed. If you have any questions, or if you need additional information, please feel free to call.

Sincerely,  
WRIGHT-PIERCE



Richard N. Davee, PE  
Senior Vice President  
rick.davee@wright-pierce.com

RND/als

Enclosures: 6 sets of Expression of Interest



### Connecticut

169 Main Street  
700 Plaza Middlesex  
Middletown, CT 06457  
Phone 860.343.8297  
Fax 860.343.9504

### Connecting all offices 888.621.8156

Massachusetts  
40 Shattuck Road, Suite 305  
Andover, MA 01810

New Hampshire  
The Ammon Center, Suite 208  
175 Ammon Drive  
Manchester, NH 03103

230 Commerce Way, Suite 302  
Portsmouth, NH 03801

Maine  
99 Main Street  
Topsham, ME 04086  
75 Washington Avenue, Suite 202  
Portland, ME 04101

Rhode Island  
The Westminster Square Building  
10 Dorrance Street, Suite 840  
Providence, RI 02903

Wright-Pierce is an award-winning full-service engineering firm providing water, wastewater, and infrastructure services to public and private clients throughout the Northeast for more than 68 years. Municipal infrastructure engineering is a mainstay of our business.

Employee-owned and customer focused, Wright Pierce has a staff of more than 200 engineers and support professionals located in seven offices. While our prime area of operation is the Northeast, we selectively provide services elsewhere in the United States and globally.

### Innovative, Reliable, Sustainable Solutions Tailored to Your Needs

As a respected, quality-driven firm, we are proud of our verifiable track record for delivering technical excellence and innovation. We do not subscribe to a "one-size-fits-all" philosophy; rather, we identify the best solution for your specific needs.

### Value Driven

We understand the value of a dollar and the fiscal constraints facing our clients. We take pride in our track record developing solutions that represent the best life cycle cost value. Our understanding of value and the delivery of reliable solutions has been the cornerstone to our success in the Northeast.

### Responsive Service Focused on Your Success

As a valued client, the success of your project is our foremost concern, and the only measure of our success.

What sets us apart is expertise in developing creative, sustainable, efficient solutions tailored to meet your needs — today and tomorrow.

- We listen, investigate and understand the requirements.
- We stress practical operator-friendly solutions.
- We understand fiscal constraints and emphasize value-based solutions.
- We involve and collaborate with our clients every step of the way.

We are about building long-standing relationships and delivering on our promise to help you succeed and improve our communities and the environment for the future.

**Wright-Pierce — innovative, reliable, sustainable solutions for your success today and tomorrow!**



## COMPANY PROFILES

### WRIGHT-PIERCE ENGINEERING SERVICES

#### Water

- Master Planning
- Water Treatment Facilities
- Water Supply Location, Evaluation and Development
- Hydraulic Modeling
- Water Quality Modeling
- Vulnerability Analysis
- Pumping, Storage & Distribution
- Desalination Systems
- Corrosion Control
- Reservoir Studies and Modeling

#### Wastewater

- Facility Planning
- Wastewater Treatment Facilities
- Combined Sewer Overflow (CSO) Abatement
- Nutrient Removal
- Odor Control
- Sludge Handling, Disposal and Incineration
- FOG handling
- Sewer System Evaluation Surveys
- Infiltration/Inflow (I/I) Evaluations
- Value Engineering
- Toxicity Reduction
- Asset Management Systems
- Water Reclamation/Reuse
- Decentralized Treatment Systems

#### Civil/Infrastructure

- General Utilities
- Commercial/ Industrial Site Development
- Recreational/Athletic Facilities
- Stormwater Management
- Dam Rehabilitation and Design
- Streets and Highways
- Parking Facilities
- Bridges and Culverts
- Bicycle and Pedestrian Trails
- Natural Gas Pipelines

- Dock and Piers
- Downtown Revitalization
- Permitting
- Hydraulic Modeling/Flood Studies
- Residential

#### Solid Waste/Residuals

- Solid Waste Management
- Landfill Design, Closure and Monitoring
- Biosolids Management
- Beneficial Use and Market Studies
- Fats, Oils and Grease (FOG) Management
- Septage Management
- Concentrated Animal Feedlot Operations (CAFO) Waste Management
- Agricultural Waste Management
- Composting
- Biodiesel Production Facilities
- Sludge Incineration

#### Building Design

##### *Structural/Architectural*

- Industrial, Commercial and Public Buildings/Structures
- Building Planning and Design
- Bridges and Dams
- Code Analysis

##### *Mechanical*

- HVAC Systems
- Plumbing Systems
- Fire Protection Systems
- Energy Conservation Programs

##### *Electrical*

- Power Distribution Systems
- Emergency/Standby Power
- Security/Fire Alarm Systems
- Energy Audits/Conservation
- Telecommunications



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### WRIGHT-PIERCE ENGINEERING SERVICES

#### SCADA/Automation

- Process Control and Information Technology Planning
- Supervisory Control & Data Acquisition (SCADA)
- Programmable Logic Controllers
- Distributed Control Systems
- Network, Telemetry, and Alarm Systems

#### Environmental

- Permitting/Regulatory Assistance
- Corrective Action Designs
- Voluntary Response Action Plans
- Integrated Contingency Plans
- Environmental Compliance Audits
- Spill Prevention, Control, and Countermeasures (SPCC) Plans
- Stormwater Permitting and Pollution Prevention Plans
- Air Emissions Modeling and Permitting

#### Financial Planning

- Rate Studies / Impact Fees
- Grant/Loan Assistance
- Financing Strategies

#### Energy Consulting Services

- Energy Conservation Audits, Design and Implementation
- Alternative Energy Application Feasibility Assessments
- Wind Power
- Solar Power
- Geothermal
- Hydropower
- Bio-fuels (including biogas, bio-solids, waste oils, bio-diesel, ethanol, FOG)
- Co-generation

- Natural Gas Pipeline Assessments
- Electric Transmission Line Assessments
- Energy Park Planning
- Site Infrastructure Integration
- Utility Infrastructure Integration
- Facility Permitting
- Grant / Rebate Program Assistance

#### GIS

- Design and Implementation
- Internet Mapping Applications
- Utility Mapping/  
Data Management
- Roadway Management
- Environmental Impact Studies
- Regulatory Compliance (GASB34, CMOM)

#### Hydrogeology

- Groundwater Supply*
  - Geophysical Reconnaissance Exploration
  - Assessment /Development
  - Watershed Management
  - Aquifer Management & Analysis
  - Well Restoration/Maintenance
  - Groundwater Modeling
- Wastewater Effluent Disposal*
  - Site Analysis/Exploration
  - Subsurface Disposal Systems
  - "Wick" Systems
  - Slow Rate Infiltration Systems
  - Rapid Infiltration Systems
  - Mounding Analysis
  - Contaminant Modeling





## COMPANY PROFILES

### WATER ENGINEERING SERVICES

Safe drinking water is essential for life. Wright-Pierce has extensive expertise in the treatment, storage and conveyance of clean, pure drinking water from ground and surface water to the tap.

#### Water Supply Location, Evaluation and Development

- Source identification and mapping
- Source development studies
- Water quality studies
- Recharge area mapping
- "Safe yield" analysis
- Well and well field evaluation
- Well rehabilitation
- Aquifer management
- Planning

#### Water System Pumping, Storage and Distribution

- Distribution systems
- Hydraulic analysis
- Pumping and booster stations
- Transmission/distribution
- Systems design
- Storage facilities

#### System Master Planning

- Regional Water Planning
- Water Supply Plans
- Water system evaluations and studies
- Projections of future needs
- Computer modeling
- Prioritized plans for system improvements
- Asset management systems/GASB 34 Compliance/GIS
- Mutual Aid and Emergency Planning

#### Water Treatment Facilities

- Pre-design and pilot studies
- Filtration
- Iron and manganese removal
- Softening
- Disinfection
- Corrosion Control
- Taste and odor control
- Arsenic removal
- Radon removal
- SCADA systems
- Process Optimization/Operation Assistance
- Membranes
- Disinfection By-product



**WRIGHT-PIERCE**   
Engineering a Better Environment



### HYDROGEOLOGIC SERVICES

Wright-Pierce is at the forefront in developing new groundwater supplies and siting in-ground wastewater recharge for municipalities in New England. Our hydrogeologists have been successfully discovering sustainable ground water supplies in surficial sand and gravel formations and fractured rock regions that others have dismissed. Our advanced geophysical reconnaissance methods utilize advanced hydrogeologic techniques including: high altitude satellite imagery for aquifer analysis, gravimetric surveying, and specialized geophysical evaluations such as micro-gravimetric, electrical resistivity and seismic refraction and reflection surveys.

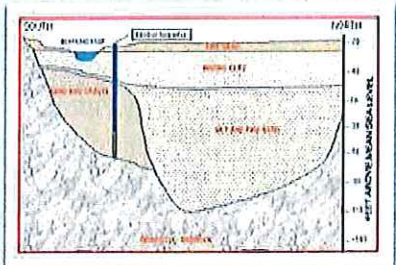
Exploratory test drilling is critical to hydrogeologic assessments. We have extensive experience in the oversight of production well construction and have authored numerous pump test plans for state approval. Ground water modeling is a client service we routinely perform for new source approval and to support local planning and resource protection ordinances. In-ground disposal of wastewater, through technologies such as wick and rapid infiltration basins, is a specialized service offered to our clients.

#### Water Supply

- Groundwater modeling - fresh and salt water
- Photo-lineament studies - bedrock well supply
- Geographic information systems
- Geophysical site characterization
- Test well exploration - sand/gravel and bedrock aquifers
- River bank filtration
- Production well design, technical specifications
- Field pump and aquifer testing
- Mechanical soil gradation analysis
- Well interference
- Safe-yield aquifer analysis
- Microscopic particulate evaluation
- Water quality sampling and review

#### Wastewater Services

- In-ground wastewater recharge siting
- Test boring and geophysical site characterization
- Slug and infiltrometer testing
- Long-term pilot load testing
- Mounding analysis
- Wick and rapid infiltration
- Basin recharge design
- Groundwater modeling





## COMPANY PROFILES



### INTRODUCTION

Veolia Water North America – Northeast, LLC (Veolia), as the operations, maintenance and management (O&M) services partner to 10 municipal, commercial and industrial clients in the State of Connecticut, as well as more than 30 clients in the Northeast region, has prepared this background statement to clearly demonstrate that the company provides the expertise, resources and proven experience needed to be an effective partner to Wright-Pierce for this proposed new contract with the Town of East Hampton, Connecticut.

Veolia is a limited liability company (LLC), established under the laws of the State of Delaware, and an authorized O&M services provider in the State of Connecticut, where the company served municipal clients continuously for almost three decades. Further, Veolia in the Northeast is part of North America's leading operations services provider, Veolia North America Operating Services, LLC, which, as the statistical summary opposite illustrates, has the largest base of experience in the O&M of water and wastewater facilities – serving the needs of more than 530 communities in the U.S. and Canada.

### Veolia in North America – Experience Profile

- 190 Municipal and Commercial Clients
  - 89 Municipal Water Treatment Facilities
    - 2,991 Miles of Distribution System Lines
    - 87 Water Pump Stations
    - 168 Water Wells
  - 183 Municipal Wastewater Treatment Facilities
    - 5,295 Miles of Collection System Lines
    - 1,141 Wastewater Pump Stations
    - 31 Industrial Pretreatment Programs
  - 13 Billing/Collection Operations
  - 23 Meter Reading Operations - 147,399 Meters Read
  - 4 Public Works Operations (other than Water/Wastewater)
  - 7 Operations Assistance/Peer Performance Solutions Projects
  - 54 Energy Installations (owned/operated/managed)
    - 631.6 MW of Energy Generation/Supply Capacity
    - 290,394 tons per day of Chilled Water Capacity
    - 443 MMBTU/hour Total Hot Water Capacity
    - 14.9 million pounds/hour of Total Steam Capacity
- 95 Industrial Clients
  - 67 Industrial Wastewater Treatment Facilities
  - 28 Industrial Water Treatment Facilities
  - 912.4 Million Gallons Water Treated Daily
  - 1.7 Billion Gallons Wastewater Treated Daily
  - 293,089 Dry Tons of Biosolids Processed/Year
  - 19.2 Million+ Population Served Daily
  - 534 Communities Served in North America

## BUSINESS APPROACH / NEXT STEPS

Town of East Hampton desires to build a centralized water system to service the citizens and business centers within the Town. The need for the centralized water system is apparent, but based on the fact that the proposed well field is a considerable distance from the majority of the users the cost to develop the water system is considerable. Therefore, the Town through the Water Development Task Force is looking to work with a partner to assist with financial and technical aspects of building a centralized water system.

We understand that the cost to build the centralized water system including treatment, pump stations, storage and tanks and distribution piping was estimated to be on the order of \$50 million ten years ago. Based on construction cost indices this cost could be as high as \$75 million today. Our first task would be to review the existing conceptual design to determine:

- Can cost savings be realized using alternative construction methods or construction materials?
- Can the project be phased to supply key customers such as businesses in the first phase?

Other initial tasks would include:

- Is there additional capacity in the existing community systems (Village Center and Royal Oaks) to start the centralized system?
- Are there other closer water supplies that could meet a portion of requirements for the centralized system prior to the full build out?

Once we agree with the Town on the appropriate technical approach and associated costs we will work with the Town on viable Funding Approaches.

### FUNDING APPROACHES

The Town will have to embark on a capital program including the construction of a drinking water treatment plant and associated infrastructure, including a distribution network.

Many municipalities would approach this challenge by simply expanding the scope of their existing utility and self-funding, self-delivering and self-operating the new assets. The Town of East Hampton would like to broaden this horizon by exploring all possible options, including those on offer by the private sector under a public-private partnership (P3).

The Wright-Pierce/Veolia team proposes to review P3 options according to a few select criteria: operation by the Town or by the private partner; funding by the Town or the private partner; and ownership by the Town or the private partner. Generally, we assume that in partnering with the private sector, the Town may wish to avoid the conventional design-bid-build model (DBB); although, we are fully prepared to integrate DBB into the discussion as desired by the Town.



## BUSINESS APPROACH / NEXT STEPS

A summary table is presented here, followed by a more detailed review of some of the options.

| Model                               | Private Partner Scope<br>(highlighted) |     |           |           | Features                                                                                                                                                                                                                    |
|-------------------------------------|----------------------------------------|-----|-----------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Design-Build                           | O&M | Financing | Ownership |                                                                                                                                                                                                                             |
| Design/Build (DB)                   |                                        |     |           |           | Design-build by the private sector, all else by the utility. Studies suggest 5% to 20% savings on Capex. No additional guarantees to the Town. Town issues financing for Capex directly. <b>Capex = Capital Expenditure</b> |
| Design/Build/Operate (DBO)          |                                        |     |           |           | Same as above, plus long term guarantee of plant performance including predictable cost of operations and maintenance, and addressing long term performance issues.                                                         |
| Design/Build/Operate/Finance (DBOF) |                                        |     |           |           | Same as above, plus funding by the private sector; either for the assets only (capacity fee) or for the utility (concession); this option is further detailed below                                                         |
| Concession                          |                                        |     |           |           | Same as above, with the rate revenue going to the private partner; this can be done with Town involvement or with no involvement; this option is further detailed below                                                     |

The Town can readily query the Internet to access literature and examples on the design-build and design-build-operate models. In this response we propose to elaborate on two, less-used options, the design-build-operate-finance model (DBOF) and the private ownership model (Utility/Concession).

### DBOF

Under this model, the private partner delivers a plant, operates it for the long term and provides financing. Generally, with this model the Town would retain utility revenue from the customer base (i.e. rate payments from consumers).



The Town would not transfer substantially more risk under the DBOF model than under the DBO model. The cost overrun and schedule risk transfer, along with operational guarantees provided by the long term operator under both models, are generally similar. The key advantage to the Town is that it does not need to issue the financing directly, and it only starts paying for the facilities when they are built and commissioned, instead of having to amortize debt at the start of the construction period. The trade-off is that the cost of capital for the private partner may be higher in some cases (assuming the Town has access to tax-exempt financing).

It is sometimes argued that an advantage of the DBOF model for treatment plants is that if the plant does not work or cannot be commissioned, the debt remains the responsibility of the private partner and not of the Town. In practice, this advantage appears negligible: this particular drinking water plant is not expected to be technically challenging, and the performance bonds provided under a simple DBO model would also largely shield the Town from this risk.

In order to assess the attractiveness of the DBOF model over a DBO, the Town will need to decide if the delay in payment obligations (until after commissioning) is a good trade-off for the possibly higher cost of capital incurred by the private partner. Generally, the market appears to believe that this trade-off is not obvious, and as a result there are very few DBOF-based plant projects in the US water sector. However, it should be noted that if the Town wishes to explore this avenue, Veolia has developed sophisticated structures that can compete with municipal financing from a cost of capital standpoint, and still provide the delayed payment advantage of the private financing model. At the end of the DBOF period (typically 30 years +), the facilities revert back to the Town.

It should be noted that generally the Town would own the plant and other assets from commissioning on, but the project could also be structured with asset ownership by the private partner. This is very rare in the U.S. water sector, and would not substantially alter the project risk profile or key features for the Town.

### Concession

In this model, the privately-funded plant system sells water directly to end-users and receives rate payments from them. Here there are two options: the more common one is that of an investor-owned utility (IOU). These utilities do not normally operate under contract with the host municipality. In fact, the host municipality is not normally involved in any aspect of the management of the IOU, including rate setting, which is left to the State regulator. Veolia does not propose that the Town explore this model, since it would leave the Town out of any oversight of the future utility.

However, there are also hybrid models whereby the privately funded drinking water utility would sell water directly to the end-users, but retain a contract relationship with the Town. The Town would retain oversight of the utility including its operating performance according to standards set by the Town; the Town would also retain oversight over rate-setting according to criteria set out in the contract. Generally, the Town would also retain legal ownership title to the assets, and the

## BUSINESS APPROACH / NEXT STEPS

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private partner would still operate them and bill consumers directly (known generally as a concession).

These are complex models that can achieve the following: no need for the Town to come up with financing (as the end-users would fund the program directly to the private partner, through the rates defined by contract with the Town); efficiency of plant delivery using design-build methods; and operational reliability through long term guarantees by the private partner; all while preserving Town oversight over rates and performance.

Being familiar with such model, Veolia is able to source a competitive cost of capital which maximizes the overall value of this structure for all stakeholders.

It should be noted that a project of this complexity would require detailed legal and tax review, as the legal (title ownership), tax ownership, and accounting treatment are all related concepts that are not necessarily fully aligned and must be addressed separately but in a coordinated manner.

### Conclusion

In terms of finding the best solution for the Town, the primary financial analysis should be on the required investment compared to the rate payments. Then, Veolia would recommend first investigating the concession model (and other hybrid equivalent) for feasibility, as they maximize the risks transfers while providing a sound economic model.



RESOLUTION  
250<sup>th</sup> ANNIVERSARY COMMITTEE  
TOWN OF EAST HAMPTON

**WHEREAS**, on October 2017 the Town of East Hampton will celebrate its 250<sup>th</sup> year since the Governor of the State of Connecticut signed legislation officially designating the land that has become the Town of East Hampton;

**WHEREAS**, in the 250 years of existence the Town of East Hampton has had many famous and notable residents;

**WHEREAS**, in the 250 years the Town of East Hampton has made many contributions to surrounding communities, the State of Connecticut and the United States of America;

**WHEREAS**, in the 250 years the Town of East Hampton has contributed to providing the best quality of life for the residents it proudly serves.

**NOW THEREFORE BE IT RESOLVED**, the Town of East Hampton plans to celebrate its 250<sup>th</sup> anniversary through the development and efforts of the 250<sup>th</sup> Anniversary Committee. It is the express purpose of the committee to develop, host and endorse community events that will recognize, commemorate and celebrate the founding of East Hampton. The committee shall plan, organize and implement said events and celebrations; seek community support; endorse and collaborate with other community events; and make requests for support to the Town.

**FURTHER BE IT RESOLVED**, the Committee shall be ratified and chaired by the Town Council and shall have seven (7) members. The membership shall consist of 1 member of the Town Council, ~~1 member of the Board of Education~~ and 6 5 members of the public. The Town Manager or his designee shall be an at-large member with the full right to participate in meetings but shall hold no vote.



TOWN OF EAST HAMPTON  
250<sup>TH</sup> ANNIVERSARY COMMITTEE

The Town of East Hampton will celebrate its 250<sup>th</sup> Anniversary in 2017. The East Hampton Town Council is seeking residents that are interested in serving on a 250<sup>th</sup> Anniversary Committee. The Committee will plan, organize and implement events and celebrations that will celebrate the founding of East Hampton. They will seek community support, endorse and collaborate with other community events and make requests for support to the Town. If you are interested in being considered to serve on the 250<sup>th</sup> Anniversary Committee, please submit a volunteer application to the Town Manager's Office. Applications are available on the Town website at [www.easthamptonct.gov](http://www.easthamptonct.gov). Applications can be dropped off or mailed to the East Hampton Town Hall, Town Manager's Office, 20 East High Street, East Hampton, CT 06424 and must be received by \_\_\_\_\_.

## RESOLUTION OF TOWN COUNCIL

Item 8b

RESOLVED, that the Town Council appropriate (\$439,710) for costs relating to the regionalization of public safety dispatch with the Town of Glastonbury and that a project be created in the Capital Reserve Fund to account for such costs. The appropriation shall be funded from balances in the Capital Reserve fund accounts below (\$136,214), from the Police Special Services account (\$53,496) and \$250,000 from unassigned general fund balance to fund the project. The appropriation may be spent for acquisition costs, equipment, and other expenses related to the project. Upon completion of the project, unexpended funds shall be returned to the General Fund.

### **Capital Reserve Fund**

|                              |                   |
|------------------------------|-------------------|
| Public Works Radio           |                   |
| Repairs                      | \$ 60,000         |
| Library Shelving             | 3,290             |
| Police CAD/RMS               | 58,733            |
| Community Center             |                   |
| Drainage                     | 3,680             |
| Community Center             |                   |
| Walkway                      | 7,560             |
| Contingency                  | 2,951             |
| <b>Total Capital Reserve</b> |                   |
| <b>Fund</b>                  | <b>\$ 136,214</b> |

FURTHER RESOLVED, that the Town Council hereby authorizes the Chairman of the Town Council to call a Special Town Meeting to be held on Tuesday, April 5, 2016 at the East Hampton Middle School Library/Media Center, 19 Childs Road, East Hampton CT, at 6:30 p.m., to act upon the foregoing recommendations.



HALLORAN  
& SAGE LLP  
ATTORNEYS AT LAW

AGENDA  
ITEM # 8C

KENNETH R. SLATER, JR. 860 297-4662 slater@halloransage.com

March 17, 2016

Via Electronic Mail (csirois@easthamptonct.gov) and Regular U.S. Mail

East Hampton Town Council  
Town of East Hampton  
20 East High Street  
East Hampton, CT 06424

Attn: Cathy Sirois, Administrative Assistant to the Town Council

Re: Belltown Historic District  
Our File Number 07964.0080

Dear Chairperson Anderson and Members of the Council,

Mr. Maniscalco requested that I advise you regarding the implications, if any, of the existence of Belltown Historic District on the United States Registry of Historic Places. A copy of the registration filed by the Greater Middletown Preservation Trust in 1985 is attached.

By way of background, we were ready to file papers to acquire the property by eminent domain when finally, after numerous attempts, a representative of the investors who acquired the property by foreclosure, contacted me and confirmed that they would sell the property to the Town. The contract has been received and we are prepared to close that transaction. Last week I was contacted by Mr. Maniscalco informing me that an online petition suggested that this property may be subject to federal restrictions because of the existence of a registration filed with the National Register of Historic Places managed by the National Park Service.

As noted below, it does not appear 2 Bevin Boulevard property is located within the district. Putting that aside, I'll overview the legal significance of the registration. Unlike the Connecticut General Statutes authorizing the establishment of a formal historic district regulated by a historic district commission as is the case with the Middle Haddam Historic District, the existence of an area or particular property on that registry has no legal significance unless federal money is involved in the property. The "Frequently Asked Questions" section of the National Register of Historic Places section of the National Park Service web page includes the following

East Hampton Town Council  
Attn: Cathy Sirois  
March 17, 2016  
Page 2

question and answer:

*What are the restrictions, rules, regulations for historic property owners?*

*From the Federal perspective (the National Register of Historic Places is part of the National Park Service), a property owner can do whatever they want with their property as long as there are no Federal monies attached to the property.*

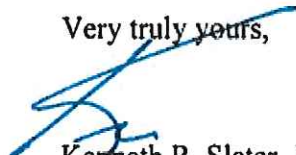
Since no federal money is involved in this privately owned property acquired by foreclosure and it is being actively marketed by the former mortgagee, there would be no restrictions of any kind on the current owner or purchaser to modify or eliminate the building if it were in the district. For the same reason, the hundreds of other property owners covered by the registration are not subject to limitations pertaining to their property as a result of the registry.

It is important to recognize that lacking any regulatory restrictions and the fact that these investors who acquired the property by foreclosure are actively marketing the property, there is no way to know whether a purchaser would find that the property has any historic value, or whether it would be razed or remodeled.

Turning to whether the property is in this district, the registration describes the entire area of the Town as reflective of a small eighteenth-century mill town. The registry makes clear that while certain properties bear historic features in the area, others do not. It then includes a long list of the properties in describing the location of the district and includes them in an inventory. The subject property, 2 Bevin Boulevard, is not on either list. Only 29 Bevin Boulevard is included from that street. A map showing the properties in the registry also omits it.

Please contact me if you have any questions. Mr. Maniscalco can direct me as to whether we should proceed with closing on that property.

Very truly yours,



Kenneth R. Slater, Jr.

KRS/dlb

cc: Michael Maniscalco, Town Manager



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received JUL 23 1985

date entered 10/28/85

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic N.A.

and or common Belltown Historic District

**2. Location**

street & number See continuation sheet.

N.A. not for publication

city, town East Hampton

N.A. vicinity of

state Connecticut

code 09

county Middlesex

code 007

**3. Classification**

|                                              |                                           |                                                       |                                                 |                                                       |
|----------------------------------------------|-------------------------------------------|-------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------|
| <b>Category</b>                              | <b>Ownership</b>                          | <b>Status</b>                                         | <b>Present Use</b>                              |                                                       |
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public           | <input checked="" type="checkbox"/> occupied          | <input type="checkbox"/> agriculture            | <input type="checkbox"/> museum                       |
| <input type="checkbox"/> building(s)         | <input type="checkbox"/> private          | <input type="checkbox"/> unoccupied                   | <input checked="" type="checkbox"/> commercial  | <input type="checkbox"/> park                         |
| <input type="checkbox"/> structure           | <input checked="" type="checkbox"/> both  | <input type="checkbox"/> work in progress             | <input checked="" type="checkbox"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site                | <b>Public Acquisition</b>                 | <b>Accessible</b>                                     | <input type="checkbox"/> entertainment          | <input checked="" type="checkbox"/> religious         |
| <input type="checkbox"/> object              | <input type="checkbox"/> in process       | <input checked="" type="checkbox"/> yes: restricted   | <input checked="" type="checkbox"/> government  | <input type="checkbox"/> scientific                   |
|                                              | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input checked="" type="checkbox"/> industrial  | <input type="checkbox"/> transportation               |
|                                              | N.A.                                      | <input checked="" type="checkbox"/> no                | <input type="checkbox"/> military               | <input type="checkbox"/> other:                       |

**4. Owner of Property**

name Multiple Ownership

street & number See #2

city, town East Hampton

N.A. vicinity of

state Connecticut

**5. Location of Legal Description**

courthouse, registry of deeds, etc. East Hampton Town Clerk

street & number Town Hall, East High Street

city, town East Hampton

state CT

**6. Representation in Existing Surveys** See continuation sheet.

title State Register of Historic Places has this property been determined eligible? ☐ yes ☒ no

date 1985 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Connecticut Historical Commission, 59 South Prospect Street

city, town Hartford

state CT

## 7. Description

### Condition

☒ excellent  
☒ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Belltown Historic District is located in the center of East Hampton, a town in central Connecticut. It contains an exceptionally large concentration of contributing historic buildings: 147 of the 176 buildings in the district (84%). Although settlement in this area dates from the early eighteenth century, ninety-four percent of the contributing historic buildings were built after 1800, the period associated with the industrial development of the town as a bell-manufacturing center. Seventy-four percent of this latter group were built in the nineteenth century, which includes the majority of the domestic, industrial, institutional, and commercial architecture in the district. Two historic sites, functioning stone dams, also dating from the nineteenth century, are also located in the district. One is part of a historic mill complex; the other is associated with a small number of industrial archaeological sites in the southwestern portion of the district.

In form and appearance the Belltown district is typical of many small New England mill towns and it appears today much as it did at the end of the nineteenth century. The central focus of the district is its nineteenth-century institutional and commercial core, located in a small valley surrounded by hills that crest 100-200 feet above the town center. Principal residential streets include Main Street, the north-south spine of the district, Barton Hill and Crescent streets on the slope of Barton Hill to the west, West High and East High streets, which form the northern border of the district, and Skinner and Watrous streets. Industrial activity is concentrated along Summit Street, a steeply sloping street which extends to the northeast up from the center of town, and Bevin Boulevard and Bevin Court, offshoots of this street to the north. The mill buildings clustered in this area historically utilized the waterpower of Pocotopaug Creek, the outflow from Pocotopaug Lake, which is dammed in several places as it flows in a southwesterly direction through the district, dropping 150 feet from the lake. Other historic mills are located below the center of town on the west bank of this stream.

The surviving historic architecture includes all the principal components of an industrial community. In addition to a large body of domestic architecture (120), the district also contains a number of representative examples of other types of buildings which still retain their historic function. Fifteen brick- and wood-framed mill buildings are located in four separate mill complexes.\* Eleven commercial buildings, mostly of wood construction, four wood-framed churches, two schools, and two libraries are also included in the district. Only one of the library buildings, one church, and one school no longer serve their original purpose.

Although the mill buildings, as well as three of the churches and one school, are relatively large in scale, the remainder of the buildings, both domestic and commercial, are similar in size and style. A major exception is the Belleville Store/Carrier Block in the center at 80 Main Street, a three-story mansard-roofed, wood-framed building. This uniformity is intensified by their similarity of form and materials. The majority of the domestic and commercial buildings present their gable ends to the street. Virtually all of this group are constructed of wood--either post-and-beam or balloon-framed--and are two-and-one-half stories in height. (The exceptions are Inventory #85 and 116.) Rarely does the setback vary, which gives a pleasing uniformity to the streetscapes. Only along the west side of Main Street, along a steeply sloping area between the commercial area and West High Street, are the houses set back a distance from the street. These hill sites, however, provide an appropriate setting for the late nineteenth-century houses located there.

\*Mill complexes, regardless of the number of buildings, are listed as one item on the inventory.



## 8. Significance

| Period      | Areas of Significance—Check and justify below |                        |                        |                 |
|-------------|-----------------------------------------------|------------------------|------------------------|-----------------|
| prehistoric | archeology-prehistoric                        | community planning     | landscape architecture | religion        |
| 1400-1499   | archeology-historic                           | conservation           | law                    | science         |
| 1500-1599   | agriculture                                   | x economics            | literature             | sculpture       |
| 1600-1699   | x architecture                                | education              | military               | x social/       |
| 1700-1799   | art                                           | engineering            | music                  | humanitarian    |
| x 1800-1899 | commerce                                      | exploration/settlement | philosophy             | theater         |
| x 1900-     | communications                                | x industry             | politics/government    | transportation  |
|             |                                               | invention              |                        | other (specify) |

Criteria A, C

Specific dates 1800-1935

Builder/Architect Unknown

### Statement of Significance (in one paragraph)

The Belltown Historic District, which encompasses the industrial center of East Hampton, Connecticut, is historically significant as the only mill town in the nation known to be exclusively devoted to bell making, a highly specialized industry which prospered for over 100 years (Criterion A). A significant cohesive and distinguishable entity, the district contains a full range of historic resources which illustrate in their diversity of scale, function, or level of architectural style the social and economic development of the town. Exceptionally well-preserved buildings of all types dating from 1748 to 1935 can be found in the district (Criterion C). Examples of most of the major nineteenth-century architectural styles are represented, including a large group of late Greek Revival-style residential buildings. Several outstanding examples of Second Empire, Italianate, and Colonial Revival styles date from the late nineteenth and early twentieth centuries, the most prosperous period in the town's distinguished industrial history.

### Industrial History

The catalyst for early industrial development was an outsider, William Barton. A native of Wintonbury (Bloomfield), Connecticut, Barton had been a munitions maker at the Springfield Armory during the Revolution. He came to East Hampton in 1807, arriving at a crucial period in the town's history. Land shortages created by a century of sustained population growth, combined with the decline of shipbuilding and trade at East Hampton's river port of Middle Haddam, had brought the town's economy to a standstill. Many farmers and their sons had already left town for upstate New York.

Barton, the first of three generations of bell makers in town, only remained in East Hampton for eighteen years, but he had a major impact on the future direction of the town. Not only did he have a specialized knowledge of brass metallurgy, which he shared with others through the apprentice system, but a process for making a specialized product. He is credited with inventing a one-piece, sand-mould casting process for brass bells which remained the basic method used by the industry for the rest of the century.

The early years of the bell industry had little impact on the appearance of the town. Because the early bell-making process was more of a craft than an industry, farmer-mechanics could easily set up shop in an outbuilding on the family farm. Hand tools were used exclusively; even the large bellows used to maintain the charcoal fire were operated by hand or foot treadles. Barton's first shop (no longer standing) was a small foundry near his gambrel-roofed house at 25 Barton Hill Street (Inventory #12; Photograph #1). His sons, along with several of the Bevin brothers, who later were to become the largest bell manufacturers in town, received their training there. The Bevin brothers were the first to utilize water power to make bells. Their extensive bell factory complex (Inventory #34; Photograph #7), which is still in operation, includes a small one-and-one-half-story wood-framed mill building dating from about 1830, their first shop on Pocotopaug Creek. It was moved to its present site when the Bevins' mill pond was enlarged and the factory was re-located to the present dam site.

The scale of production increased dramatically in the decade between 1840 and 1850 when other firms followed the lead of the Bevins and set up small factories on the creek, often

## 9. Major Bibliographical References

See continuation sheet.

## 10. Geographical Data

Acreage of nominated property 145

Quadrangle name Middle Haddam and Moodus

Quadrangle scale 1:24,000

UTM References See continuation sheet.

|   |             |             |             |
|---|-------------|-------------|-------------|
| A | <div></div> | <div></div> | <div></div> |
|   | Zone        | Easting     | Northing    |
| C | <div></div> | <div></div> | <div></div> |
| E | <div></div> | <div></div> | <div></div> |
| G | <div></div> | <div></div> | <div></div> |

|   |             |             |             |
|---|-------------|-------------|-------------|
| B | <div></div> | <div></div> | <div></div> |
|   | Zone        | Easting     | Northing    |
| D | <div></div> | <div></div> | <div></div> |
| F | <div></div> | <div></div> | <div></div> |
| H | <div></div> | <div></div> | <div></div> |

Verbal boundary description and justification See continuation sheet.

List all states and counties for properties overlapping state or county boundaries N.A.

| state | code | county | code |
|-------|------|--------|------|
|       |      |        |      |
| state | code | county | code |

## 11. Form Prepared By

name/title Jan Cunningham, Executive Director Edited by John Herzan, National Register Coordinator  
organization Greater Middletown Preservation Trust date 2/24/85  
street & number 27 Washington Street telephone (203) 346-1646  
city or town Middletown state CT 06457

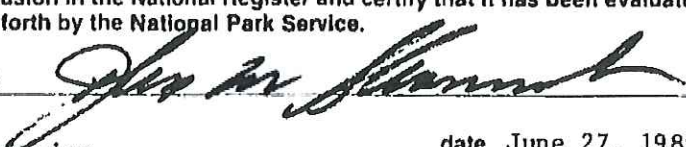
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

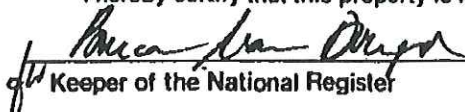


title Director - CT Historical Commission

date June 27, 1985

For NPS use only

I hereby certify that this property is included in the National Register

  
Keeper of the National Register

date 10/28/85

Attest:

date

Chief of Registration



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Belltown Historic District

Continuation sheet East Hampton, Connecticut Item number 2, 6

Page 1

2. Location

2, 5-8, 11, 13, 14, 17, 19, 20, 25, 26, 29, 31-35, 38-45, 47, 48, 53 Barton Hill Street; 29 Bevin Boulevard; 4, 8 Bevin Court; 2, 4, 6, 8, 10 Crescent Street; 1, 2, 8, 14, 16 East High Street; 3, 6-8, 10-15, 18, 22, 24-30, 35-37, 39, 41-43, 46, 47, 50-52, 55-57, 60, 62, 64, 70, 72, 73, 75, 77, 80, 81, 87-89, 91, 93-95, 97, 101, 102, 107, 108, 111-113, 116, 118-24, 127-130, 132, 134, 137, 138, 141, 142, 145, 146, 148, 149, 151-154, 160-162 Main Street; 6 Niles Avenue; 2 Oak Knoll Road; 5, 25 Skinner Street; 4, 6, 7, 10, 11, 13, 15-18 Summit Street; 4, 9 Watrous Street; 2, 3, 7-11, 13, 16, 17, 22-29, 32, 33, 35, 36, 38-40, 42, 47, 49 West High Street. See also map/block/lot #6A/60/2; 2A/50/1; 20/50/23.

6. Representation in Existing Surveys

Historic Preservation Plan for Connecticut (Vol. II, The Inventory), 1974.

The History and Architecture of East Hampton, published by the Greater Middletown Preservation Trust, 1980.

Connecticut: An Inventory of Historic Engineering and Industrial Sites, Matthew Roth, 1981.

Industrial Archaeological Survey of Northern Middlesex County, 1978.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**



Belltown Historic District

Continuation sheet East Hampton, CT

Item number 4,7

Page 3

| Inventory # | Building/Site*                                                                     | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 1.          | 2 Barton Hill Street<br>PUBLIC WORKS GARAGE<br>20th-century garage, ca. 1950       | NC                                   |              |
| 2.          | 5 Barton Hill Street<br>EAST HAMPTON FIREHOUSE<br>Modern, 1970                     | NC                                   |              |
| 3.          | 6 Barton Hill Street<br>B. B. HALL HOUSE<br>Greek Revival, 1855                    | C                                    |              |
| 4.          | 7 Barton Hill Street<br>DANIEL NILES HOUSE<br>Center-Chimney Colonial, ca. 1790-99 | C                                    |              |
| 5.          | 8 Barton Hill Street<br>19th-century Domestic, ca. 1870                            | C                                    |              |
| 6.          | 11 Barton Hill Street<br>Early 20th-century Domestic, 1915                         | C                                    |              |
| 7.          | 13 Barton Hill Street<br>19th-century Domestic, ca. 1880                           | C                                    |              |
| 8.          | 14 Barton Hill Street<br>CONGREGATIONAL PARSONAGE<br>Italianate, 1868              | C                                    |              |
| 9.          | 17 Barton Hill Street<br>Residence<br>Modern Cape, 1941                            | NC                                   |              |
| 10.         | 19 Barton Hill Street<br>Residence<br>Modern, 1950                                 | NC                                   |              |
| 11.         | 20 Barton Hill Street<br>Residence<br>Modern, 1968                                 | NC                                   |              |

\*Inventory numbers for this nomination only.



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| Inventory # | Building/Site                                                                      | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 12.         | 25 Barton Hill Street<br>WILLIAM BARTON HOUSE<br>Center-Chimney Colonial, ca. 1765 | C                                    | 1            |
| 13.         | 26 Barton Hill Street<br>PHILO BEVIN HOUSE<br>Second Empire, 1850-80               | C                                    | 2            |
| 14.         | 29 Barton Hill Street<br>Queen Anne, ca. 1870                                      | C                                    |              |
| 15.         | 31 Barton Hill Street<br>19th-century Domestic, ca. 1890                           | C                                    |              |
| 16.         | 32 Barton Hill Street<br>WILLIAM H. BEVIN HOUSE<br>Greek Revival/Italianate, 1868  | C                                    |              |
| 17.         | 33 Barton Hill Street<br>Bungalow, ca. 1930                                        | C                                    |              |
| 18.         | 34 Barton Hill Street<br>RICHARD S. CLARK HOUSE<br>Greek Revival, ca. 1855         | C                                    |              |
| 19.         | 35 Barton Hill Street<br>Early 20th-century Domestic                               | C                                    |              |
| 20.         | 38 Barton Hill Street<br>EMMET B. RICH HOUSE<br>Greek Revival, 1880                | C                                    |              |
| 21.         | 39 Barton Hill Street<br>Colonial Revival, ca. 1929                                | C                                    |              |
| 22.         | 40 Barton Hill Street<br>Residence<br>Modern, 1951                                 | NC                                   |              |
| 23.         | 41 Barton Hill Street<br>Colonial Revival, ca. 1929                                | C                                    |              |

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| Inventory # | Building/Site                                                                                                   | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 24.         | 42 Barton Hill Street<br>GORDON VAN TINE HOUSE<br>Bungalow, 1923                                                | C                                    |              |
| 25.         | 43 Barton Hill Street<br>Bungalow, ca. 1930                                                                     | C                                    |              |
| 26.         | 44 Barton Hill Street<br>Late 19th century Domestic<br>Ca. 1870                                                 | C                                    |              |
| 27.         | 45 Barton Hill Street<br>Colonial Revival, 1932                                                                 | C                                    |              |
| 28.         | 47 Barton Hill Street<br>CHAUNCEY BEVIN HOUSE<br>Greek Revival, 1847                                            | C                                    | 3            |
| 29.         | 48 Barton Hill Street<br>HIRAM VEAZEY CHILDS HOUSE<br>Queen Anne, 1902                                          | C                                    | 4            |
| 30.         | 53 Barton Hill Street<br>WILLIAM BEVIN HOUSE<br>Colonial Cape, 1748                                             | C                                    | 5            |
| 31.         | 29 Bevin Boulevard<br>HENRY S. SMITH HOUSE<br>Octagon, ca. 1855<br>(originally faced west onto<br>Main Street)  | C                                    | 6            |
| 32.         | 4 Bevin Court<br>Colonial Revival<br>Ca. 1910                                                                   | C                                    |              |
| 33.         | 8 Bevin Court<br>Colonial Revival, ca. 1930                                                                     | C                                    |              |
| 34.         | Bevin Court<br>BEVIN BROTHERS MANUFACTURING CO.<br>(mill complex and dam)<br>19th-century industrial, 1830-1920 | C                                    | 7            |



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| Inventory # | Building/Site                                                                                              | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 35.         | 2 Crescent Street<br>19th-century Domestic, ca. 1870                                                       | C                                    |              |
| 36.         | 4 Crescent Street<br>WILLIAM NICHOLS HOUSE<br>Worker's Housing, ca. 1900                                   | C                                    |              |
| 37.         | 6 Crescent Street<br>Residence<br>Modern, 1935                                                             | NC                                   |              |
| 38.         | 8 Crescent Street<br>Residence<br>Modern, 1940                                                             | NC                                   |              |
| 39.         | 10 Crescent Street<br>WILLIAM NICHOLS HOUSE #2<br>Worker's Housing, ca. 1900                               | C                                    | 8            |
| 40.         | 1 East High Street<br>UNION CONGREGATIONAL CHURCH<br>(Bethlehem Lutheran Church)<br>Greek Revival, 1855-56 | C                                    |              |
| 41.         | 2 East High Street<br>MOSES COMSTOCK HOUSE<br>Greek Revival, 1853                                          | C                                    |              |
| 42.         | 8 East High Street<br>Farmers and Mechanics Bank<br>Modern, 1984                                           | NC                                   |              |
| 43.         | 14 East High Street<br>DAVID BUELL HOUSE<br>Federal, ca. 1804-1806                                         | C                                    |              |
| 44.         | 16 East High Street<br>DAVID BUELL HOUSE #2<br>Greek Revival, ca. 1844                                     | C                                    |              |
| 45.         | 3 Main Street<br>19th-century Domestic, ca. 1880                                                           | C                                    |              |

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| Inventory # | Building/Site                                                                                          | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|--------------------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 46.         | 6 Main Street<br>20th Century Domestic with Italian Renaissance influence, 1930                        | C                                    |              |
| 47.         | 7 Main Street<br>Late 19th-Century Domestic, ca. 1870                                                  | C                                    |              |
| 48.         | 8 Main Street<br>Colonial Revival, 1890                                                                | C                                    |              |
| 49.         | 10 Main Street<br>Residence<br>Modern, 1950                                                            | NC                                   |              |
| 50.         | 11 Main Street<br>WILBUR F. ACKLEY HOUSE<br>Greek Revival, 1865                                        | C                                    |              |
| 51.         | 12 Main Street<br>Queen Anne, ca. 1890                                                                 | C                                    |              |
| 52.         | 13 Main Street<br>Queen Anne, ca. 1880                                                                 | C                                    |              |
| 53.         | 14 Main Street<br>SETH ALVORD HOUSE<br>Colonial Cape, ca. 1798<br>Carpenter Gothic additions, ca. 1880 | C                                    |              |
| 54.         | 15 Main Street<br>HORATIO H. ABBE HOUSE<br>Greek Revival, 1865<br>Italianate-style detail, 1871        | C                                    | 9            |
| 55.         | 18 Main Street<br>Italianate, ca. 1860                                                                 | C                                    |              |
| 56.         | 22 Main Street<br>FRANK ACKLEY HOUSE<br>Greek Revival, ca. 1873                                        | C                                    |              |



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|-------------|----------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 57.         | 24 Main Street<br>Late 19th-century Domestic<br>Ca. 1880                                     | C                                    |              |
| 58.         | 25 Main Street<br>Mid-20th century Domestic, 1940                                            | NC                                   |              |
| 59.         | 26 Main Street<br>Italianate, 1860                                                           | C                                    |              |
| 60.         | 27 Main Street<br>20th century Domestic, 1931                                                | NC                                   |              |
| 61.         | 28 Main Street<br>Federal/Greek Revival, ca. 1830                                            | C                                    |              |
| 62.         | 29 Main Street<br>MASONIC HALL<br>Italianate, 1871-1874                                      | C                                    |              |
| 63.         | 30 Main Street<br>Greek Revival, 1880                                                        | C                                    |              |
| 64.         | 35 Main Street<br>Residence<br>Modern, 1984                                                  | NC                                   |              |
| 65.         | 36 Main Street<br>HENRY RUSSEL HOUSE<br>Greek Revival, ca. 1860                              | C                                    |              |
| 66.         | 37 Main Street<br>Greek Revival, ca. 1850                                                    | C                                    |              |
| 67.         | 39 Main Street<br>Colonial Revival, ca. 1925                                                 | C                                    |              |
| 68.         | 41 Main Street<br>CHAUNCEY AND PHILO BEVIN HOUSE<br>Greek Revival, 1856                      | C                                    |              |
| 69.         | 42 Main Street<br>HERMAN RICH HOUSE<br>Greek Revival with Italianate-<br>style details, 1866 | C                                    |              |

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|-------------|----------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 70.         | 43 Main Street<br>Colonial Revival, ca. 1914                                           | C                                    |              |
| 71.         | 46 Main Street<br>HARRY STRONG HOUSE<br>Queen Anne, 1898                               | C                                    |              |
| 72.         | 47 Main Street<br>STUART D. PARMELEE HOUSE<br>Greek Revival, 1843                      | C                                    | 10           |
| 73.         | 50 Main Street<br>ALFRED WILLIAMS HOUSE<br>Greek Revival, 1845                         | C                                    |              |
| 74.         | 51 Main Street<br>Queen Anne, 1890                                                     | C                                    |              |
| 75.         | 52 Main Street<br>SMITH-FIELD HOUSE<br>Colonial, ca. 1780<br>Stick-style details, 1880 | C                                    | 11           |
| 76.         | 55 Main Street<br>AMERICAN LEGION POST 64<br>Colonial Revival, 1950                    | NC                                   |              |
| 77.         | 56 Main Street<br>SEARS-HILL HOUSE<br>Italianate, 1876                                 | C                                    | 12           |
| 78.         | 57 Main Street<br>POST OFFICE<br>Colonial Revival, 1937                                | C                                    |              |
| 79.         | 60 Main Street<br>18th century Domestic<br>Remodeled ca. 1960                          | C                                    |              |
| 80.         | 62 Main Street<br>CHATHAM LIBRARY<br>Late 19th-century Domestic, 1898                  | C                                    |              |



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|-------------|--------------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 81.         | 64 Main Street<br>19th century Domestic with<br>Victorian-period detail, ca. 1880                | C                                    |              |
| 82.         | Main Street<br>SOUTH CONGREGATIONAL CHURCH<br>Greek Revival, 1948                                | C                                    |              |
| 83.         | 70 Main Street<br>CHATHAM HALL<br>Late 19th century Commercial,<br>1899 (south); 1915 (north)    | C                                    |              |
| 84.         | 72 Main Street<br>FAMILY PRACTICE BUILDING<br>Late 19th-century Commercial, ca. 1870             | C                                    |              |
| 85.         | 73-75-77 Main Street<br>BUCKLAND BLOCK<br>19th-century Commercial, 1871-1876                     | C                                    |              |
| 86.         | 80 Main Street<br>BELLEVILLE STORE/CARRIER BLOCK<br>Ca. 1850 (rear); 1900 (front)                | C                                    | 13           |
| 87.         | 81 Main Street<br>DICKSON MARKET/EAST HAMPTON LIBRARY<br>Early 20th-century Commercial, ca. 1915 | C                                    |              |
| 88.         | 87 Main Street<br>D. BARTON STORE<br>19th-century Commercial, ca. 1884                           | C                                    |              |
| 89.         | 88 Main Street<br>19th-century Commercial, ca. 1890                                              | C                                    |              |
| 90.         | 89 Main Street<br>19th-century Domestic/Commercial<br>Ca. 1870; storefront addition, 1984        | C                                    |              |
| 91.         | 91-93 Main Street<br>19th-century Domestic/Commercial<br>Ca. 1880; 20th-century addition         | C                                    |              |

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| Inventory # | Building/Site                                                              | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|----------------------------------------------------------------------------|--------------------------------------|--------------|
| 92.         | 94 Main Street<br>CENTER SCHOOL<br>Italianate, 1866                        | C                                    | 14           |
| 93.         | 95 Main Street<br>SEARS STORE<br>Late 19th century Commercial,<br>Ca. 1877 | C                                    |              |
| 94.         | 97 Main Street<br>SIEBERT'S OPERA HOUSE<br>19th-century commercial, 1897   | C                                    |              |
| 95.         | 101 Main Street<br>19th-century industrial<br>Ca. 1900                     | C                                    |              |
| 96.         | 102 Main Street<br>CHEVRON STATION<br>Modern, 1959                         | NC                                   |              |
| 97.         | 107 Main Street<br>18th century Domestic<br>Ca. 1790; remodeled 1970       | C                                    |              |
| 98.         | 108 Main Street<br>Greek Revival, ca. 1860                                 | C                                    |              |
| 99.         | 111 Main Street<br>ST. JOHN'S EPISCOPAL CHURCH/GRANGE<br>Stick, 1909       | C                                    |              |
| 100.        | 112 Main Street<br>NILES-SMITH HOUSE<br>Greek Revival, ca. 1850            | C                                    |              |
| 101.        | 113 Main Street<br>SOUTHERN NEW ENGLAND TELEPHONE CO.<br>Modern, 1952      | NC                                   |              |
| 102.        | 116 Main Street<br>PHOEBE A. WATROUS HOUSE<br>Queen Anne, 1896             | C                                    |              |



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| Inventory # | Building/Site                                                  | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|----------------------------------------------------------------|--------------------------------------|--------------|
| 103.        | 118 Main Street<br>PARMELEE-NILES HOUSE<br>Italianate, 1852    | C                                    |              |
| 104.        | 119 Main Street<br>Residence<br>Modern, 1950                   | NC                                   |              |
| 105.        | 120 Main Street<br>Greek Revival, ca. 1840                     | C                                    |              |
| 106.        | 121 Main Street<br>Bungalow, ca. 1930                          | C                                    |              |
| 107.        | 122 Main Street<br>19th-century Domestic, ca. 1880             | C                                    |              |
| 108.        | 123 Main Street<br>Residence<br>Modern, 1958                   | NC                                   |              |
| 109.        | 124 Main Street<br>LUCINA C. NICHOLS HOUSE<br>Italianate, 1869 | C                                    | 15           |
| 110.        | 127 Main Street<br>Residence<br>Modern, 1972                   | NC                                   |              |
| 111.        | 128 Main Street<br>Late 19th-century Domestic, ca. 1880        | C                                    |              |
| 112.        | 129 Main Street<br>Residence<br>Modern, 1949                   | NC                                   |              |
| 113.        | 130 Main Street<br>19th-century Domestic, ca. 1880             | C                                    |              |
| 114.        | 132 Main Street<br>Colonial Revival, ca. 1920                  | C                                    |              |

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| Inventory # | Building/Site                                                                             | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|-------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 115.        | 134 Main Street<br>19th-century Domestic, ca. 1870                                        | C                                    |              |
| 116.        | 137 Main Street<br>HENRY STRONG HOUSE<br>Italianate, ca. 1859                             | C                                    |              |
| 117.        | 138 Main Street<br>Colonial Revival, 1924                                                 | C                                    |              |
| 118.        | 141 Main Street<br>ELIAS D. ROOT HOUSE<br>Italianate, 1870                                | C                                    |              |
| 119.        | 142 Main Street<br>MAYO S. PURPLE HOUSE<br>Colonial Revival, 1910                         | C                                    | 16           |
| 120.        | 145 Main Street<br>CLAUDIUS L. HILLS HOUSE<br>Late 19th-century Domestic<br>Ca. 1858-1864 | C                                    |              |
| 121.        | 146 Main Street<br>BENJAMIN STILLMAN HOUSE<br>Colonial Cape, ca. 1745                     | C                                    |              |
| 122.        | 148 Main Street<br>Late 19th-century Domestic with<br>Stick-style influence, ca. 1900     | C                                    |              |
| 123.        | 149 Main Street<br>JAMES DICKSON HOUSE<br>Stick, ca. 1880                                 | C                                    | 28           |
| 124.        | 151 Main Street<br>Residence<br>Modern, 1970                                              | NC                                   |              |
| 125.        | 152 Main Street<br>Colonial Revival, 1913                                                 | C                                    |              |



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|-------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 126.        | 153 Main Street<br>19th-century Domestic, ca. 1880                                                                | C                                    |              |
| 127.        | 154 Main Street<br>Residence<br>Modern, 1935                                                                      | NC                                   |              |
| 128.        | 160 Main Street<br>19th-century Domestic, ca. 1860                                                                | C                                    |              |
| 129.        | 161 Main Street<br>CHARLES A. STRONG HOUSE<br>Italianate, 1858                                                    | C                                    |              |
| 130.        | 162 Main Street<br>Greek Revival, ca. 1850                                                                        | C                                    |              |
| 131.        | 6 Niles Avenue<br>RODERICK DAY HOUSE<br>Italianate, 1869                                                          | C                                    |              |
| 132.        | 2 Oak Knoll Road<br>LLOYD CONE HOUSE<br>Arts and Crafts, 1926-1928                                                | C                                    | 17           |
| 133.        | 5 Skinner Street<br>J. C. BARTON CO., INC.<br>19th-century Industrial complex<br>Ca. 1880                         | C                                    |              |
| 134.        | 25 Skinner Street<br>N. N. HILL BRASS CO.<br>(Pressure Pack, Inc.)<br>19th-century industrial complex<br>Ca. 1890 | C                                    | 27           |
| 135.        | 4 Summit Street<br>19th-century Domestic, ca. 1880                                                                | C                                    |              |
| 136.        | 6 Summit Street<br>Colonial Revival, ca. 1920                                                                     | C                                    |              |

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|-------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 137.        | 7 Summit Street<br>CENTER SCHOOL<br>Early 20th-century institutional<br>with Mission-style influence,<br>1912; remodeled 1938        | C                                    |              |
| 138.        | SW corner of Summit and<br>Watrous streets<br>FIREHOUSE<br>Shingle style, ca. 1890                                                   | C                                    |              |
| 139.        | 10-12 Summit Street<br>VEAZEY AND WHITE BELL CO.<br>(factory complex)<br>19th-century industrial<br>Ca. 1860-1914                    | C                                    | 18           |
| 140.        | 11 Summit Street<br>APOLLAS ARNOLD HOUSE<br>Colonial Cape, ca. 1790                                                                  | C                                    |              |
| 141.        | 13 Summit Street<br>MERRICK AND CONANT SILK MANU-<br>FACTURING CO./SUMMIT THREAD<br>19th-century industrial, 1880<br>Additions, 1914 | C                                    |              |
| 142.        | 15 Summit Street<br>AUGUSTUS H. CONKLIN HOUSE<br>Queen Anne, 1877                                                                    | C                                    | 19           |
| 143.        | 16 Summit Street<br>19th-century Domestic, ca. 1880                                                                                  | C                                    |              |
| 144.        | 17 Summit Street<br>BRYAN PARMELEE HOUSE<br>Gambrel-roofed, colonial period<br>Ca. 1750; alterations, 1904                           | C                                    |              |
| 145.        | 18 Summit Street<br>Colonial Revival, ca. 1910                                                                                       | C                                    |              |



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| Inventory # | Building/Site                                                                                   | Contributing/Non-Contributing (C/NC) | Photograph # |
|-------------|-------------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 146.        | Watrous and Railroad streets<br>Late 19th-century Domestic, ca. 1890                            | C                                    |              |
| 147.        | 4 Watrous Street<br>Worker's Housing, ca. 1870                                                  | C                                    |              |
| 148.        | 9 Watrous Street<br>DAVID WATROUS HOUSE<br>Italianate, 1852                                     | C                                    |              |
| 149.        | 2 West High Street<br>LIBERTY SAVINGS BANK<br>Modern, ca. 1965                                  | NC                                   |              |
| 150.        | 3-5 West High Street<br>19th-century commercial, ca. 1860                                       | C                                    |              |
| 151.        | 7 West High Street<br>Mid-20th-century commercial, 1950                                         | NC                                   |              |
| 152.        | 8 West High Street<br>Queen Anne, ca. 1890                                                      | C                                    |              |
| 153.        | 9 West High Street<br>Greek Revival, ca. 1850                                                   | C                                    |              |
| 154.        | 10 West High Street<br>HUBBARD BARTON HOUSE<br>Federal, 1831                                    | C                                    |              |
| 155.        | 11 West High Street<br>Greek Revival, 1865<br>(severely altered)                                | NC                                   |              |
| 156.        | 13 West High Street<br>19th-century Domestic, ca. 1870<br>Remodeled 1960                        | C                                    |              |
| 157.        | 16 West High Street<br>Late 19th-century Domestic, ca. 1880                                     | C                                    |              |
| 158.        | 17-19 West High Street<br>Early 20th-century Domestic, ca. 1900<br>(severely remodeled in 1970) | NC                                   |              |

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|-------------|-----------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| 159.        | 22 West High Street<br>HIRAM VEAZEY HOUSE<br>Italianate, 1851                                 | C                                    | 20           |
| 160.        | 23 West High Street<br>MIDDLETOWN PLATE GLASS CO.<br>Modern, ca. 1960                         | NC                                   |              |
| 161.        | 24 West High Street<br>Mid-19th-century Domestic, 1840                                        | C                                    |              |
| 162.        | 25 West High Street<br>Stick, ca. 1870                                                        | C                                    |              |
| 163.        | 26 West High Street<br>Queen Anne, ca. 1890                                                   | C                                    |              |
| 164.        | 27 West High Street<br>NOAH'S ARK DAYCARE, INC.<br>Modern, ca. 1970                           | NC                                   |              |
| 165.        | 28 West High Street<br>LEWIS UTLEY HOUSE<br>Federal, ca. 1830                                 | C                                    |              |
| 166.        | 29 West High Street<br>Bungalow, 1930                                                         | C                                    |              |
| 167.        | 32 West High Street<br>19th-century Domestic, ca. 1890<br>with Gothic Revival-style influence | C                                    |              |
| 168.        | 33 West High Street<br>(perhaps older structure)<br>Remodeled 1959                            | NC                                   |              |
| 169.        | 35 West High Street<br>BELLTOWN SUNOCO<br>Commercial, ca. 1940                                | NC                                   |              |
| 170.        | 36 West High Street<br>Stick, 1870                                                            | C                                    |              |



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|-------------|---------------------------------------------------------------------------|--------------------------------------|--------------|
| 171.        | 38 West High Street<br>Colonial Revival, 1923                             | C                                    |              |
| 172.        | 39 West High Street<br>Greek Revival, ca. 1890<br>(severely altered)      | NC                                   |              |
| 173.        | 40 West High Street<br>Residence<br>MODERN, 1977                          | NC                                   |              |
| 174.        | 42 West High Street<br>Early 20th-century Domestic, ca. 1920              | C                                    |              |
| 175.        | 47 West High Street<br>ST. PATRICK'S CHURCH<br>Gothic Revival, 1896       | C                                    | 21           |
| 176.        | 49 West High Street<br>Late 19th-century Domestic, ca. 1880               | C                                    |              |
| 177.        | Dam, ca. 1830<br>Pocotopaug Stream<br>25 m. brownstone with 8 m. spillway | C                                    |              |

Industrial Archaeological Sites (Surveyed 1978)

| Site# | Description                                                                                                                                                                                                                                                                                                 |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-1   | Industrial site: Scythe factory, hoe factory, Clark and Watrous Co., bells and coffin trimmings, ca. 1840-1900. Standing ruins of brownstone dam, small foundation and earth dike for pond (now drained). Surface finds included slag, coal, and partial pouring ladle.                                     |
| S-2   | Industrial site: Site of the former Niles and Paramalee Co., bell and coffin trimmings, 1853-1884. Site disturbed by modern industrial development. No surface collection or standing ruins.                                                                                                                |
| S-3   | Industrial site: Possibly W. E. Barton Bell Manufacturing, ca. 1860 -1880. Standing ruins of three stone foundations. Surface finds included slag, coal, scrap iron, and barrel bands. Associated with first level of dam to north (Site #177). One of the foundations may be N.N. Hill's original factory. |

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| Site# | Description                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-4   | Industrial site: Patent Bell Manufactory, 1850-1920. Standing ruins of three structures, a concrete hardstand, a drain pit of stone and ledge with remnants of iron water conduit in place, and concrete stanchions, spaced at 1 meter intervals extending back to dam (Site#177). Associated with second level of dam when pond above was enlarged. Surface finds included leather harness with attached bells (cast) and stamped, wheeled, bell toys. |
| S-5   | Industrial site: Skinner Sawmill dam. 1800 - 1900. Standing ruins of collapsed dam, with concrete cap and concrete sluiceway at west end. Associated with #S-6.                                                                                                                                                                                                                                                                                         |
| S-6   | Industrial site: Skinner grist and sawmill, 1800 - 1974. Standing ruins of two stone, brick and concrete buildings, and remains of stone sluice. Sawmill supplied lumber for shipbuilding in Middle Haddam; up to seven up-and-down saws powered by water from dam at #S-5. Wagon and box factory in 20th century, Burned to ground in 1974.                                                                                                            |

Sources:

- 1978 Industrial Archaeological Survey of Northern Middlesex County. Filed with the Connecticut Historical Commission. Surface finds on file at the Wesleyan Archaeology Laboratory, Wesleyan University, Middletown, CT. Original survey by author.



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AMENDMENT

September 11, 1985

The following are changes to the Belltown Historic District National Register nomination prepared on 2/24/85:

- |     |                                                                                                               |             |                   |
|-----|---------------------------------------------------------------------------------------------------------------|-------------|-------------------|
| 78. | 57 Main Street<br>POST OFFICE<br>Colonial Revival, 1937                                                       | NC          | (Item 4,7; p. 9)  |
| 82. | Main Street<br>SOUTH CONGREGATIONAL CHURCH<br>Neo-Greek Revival, recon-<br>structed 1948<br>Parish Hall, 1905 | NC<br><br>C | (Item 4,7; p. 10) |

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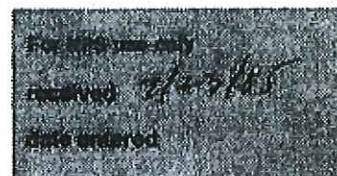
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Modern intrusion in the district is quite limited, adding to its cohesiveness. Three of the non-contributors are modern public or public service buildings, built in relatively unobtrusive locations (Inventory #1, 2, 101). Quite a few of the other post-1935 buildings blend with the district because of their compatible function and form. Some of these are clustered on Barton Hill (Inventory #9-11); the rest are scattered along Main Street.

Although a few well-preserved eighteenth-century domestic buildings remain in the district, the majority of historic residential buildings were constructed in the nineteenth century. Generally they are vernacular buildings which exhibit influences of the Federal, Greek Revival, Italianate, and Queen Anne styles. Several "high-style" examples from the late Victorian period are also included in the district, which were built in the late nineteenth or early twentieth century.

An exceptionally large group of well-preserved, vernacular Greek Revival-style buildings remain in the district. Houses were built in this style for fifty years (1840-1880). While no two are exactly alike, all but one of these buildings utilize the gable-to-street temple form. They are distinguished by the variety of window forms in the pediment, ranging from the rectangular to triangular, to finally in the later examples, the paired, narrow windows of the Victorian period. Numerous examples of this style are clustered on upper Main Street and again on Barton Hill. (For the better representative examples, see Inventory #28, Photograph #3; and Inventory #72, Photograph #10.)

The Italianate style developed in almost the same time period (after 1850) and utilized the same gable-to-street form. It can only be distinguished from the Greek Revival style by the type of architectural detail and its more vertical appearance. A typical example can be found at 22 West High Street (Inventory #159; Photograph #19). Only a few of these houses were built in the cube, or cruciform plan, with low-pitched hip roofs. One of the better examples of this latter type is located on Niles Avenue (Inventory #131). The oldest school in the district was also built in this style. It is distinguished by brackets, and window and door hoods (Inventory #92; Photograph #14).

Three houses stand out from their neighbors as fully realized and for East Hampton very individualistic examples of their architectural style. Two were built in the last quarter of the nineteenth century. One of them is the Philo Bevin House, the only example of the French Empire style in the district (Inventory #13; Photograph #2). Three stories in height, fully bracketed bays and cornices, a dormered slate roof with a cupola, and an exceptional portico with a two-story addition on the north side distinguish this building. It occupies a commanding position at the crest of Barton Hill. The other exceptional house is also on an elevated site overlooking Main Street from the west side (Inventory #77; Photograph #12). A much more elaborate Italianate-style house, it is two-and-one-half stories in height, with a three-story facade tower. Scrolled bargeboards with pendant drops, and projecting bracketed eaves, distinguish the projecting bays of this elaborately detailed house. A fully detailed carriage house is located to the southwest. The third example of exceptional merit is the early twentieth-century Mayo Purple House at 142 Main Street (Inventory #119; Photograph #16). Colonial Revival style in form with a broad gambrel roof facing the street, it also exhibits Queen Anne-style influence with an octagonal tower in the southeast corner. A double-columned veranda extends across the facade and the north elevation.

A complete inventory of the buildings and sites in the district is included below and located by inventory number on the district map.



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utilizing earlier grist or saw mill sites. Production increased fifteen-fold in this period, only limited by access to markets. Bells were still sold by peddlers, which limited the size of the product. Small, cast sleigh and hand bells of brass and iron were manufactured almost exclusively. Several firms also made coffin trimmings, a popular sideline which made use of scrap metal. Access to raw material, however, was not a problem. East Hampton factory owners had worked out a mutually beneficial arrangement with the Portland brownstone quarry companies. Raw material, principally copper, zinc, and iron, was brought up the Connecticut River as ballast on the return voyages of the quarry ships and transported by wagon on the Middle Haddam-Hebron turnpike. It ran from the Connecticut River landing directly to East Hampton center.

Despite the early success of the bell industry, East Hampton, like many rural New England villages, continued to espouse eighteenth-century values and traditions well into the nineteenth century. This essential conservatism is most evident in the domestic architecture built in this period. The Greek Revival style remained popular for forty years after it became unfashionable in more urban centers. More importantly, domestic architecture continued to reflect a society apparently largely undifferentiated by class, an eighteenth-century phenomenon in central Connecticut. Although several of the owners of the water-powered shops, such as Chauncey Bevin and Stuart Parmelee (Niles and Parmelee Company: Inventory #S-2), were the first to build houses in the Greek Revival style (Inventory #28, 72), similar houses were built by handymen, mechanics, and clerks who worked in the bell factories (Inventory #20, 69). At least one was built in this style by a factory owner as rental property for his employees (Inventory #68).

By the Civil War the bell industry was well established and a stratified society was in place. Twenty-three men were listed in the 1860 census as bell manufacturers; they owned one-third of the taxable wealth of the town. Farming still remained the principal occupation, but half of the work force in town were employed in the bell factories, both men and women. Many of the laborers were Irish immigrants. They began arriving in East Hampton around 1860 and were later to become a significant presence in the town. St. Patrick's Church (Inventory #175; Photograph #21) was their second and permanent church home. A servant class, all women, emerged in this period--employed by the bell manufacturers in their homes, and also at Buell's Hotel (Inventory #43).

Predictably enough, in the last quarter of the nineteenth century, industrial competition was intense. With an overcrowded field, trade secrets were no longer shared with competitors, but jealously guarded (the first patents were taken out at this time); smaller under-capitalized firms went out of business. The companies that emerged as leaders included the Bevin Brothers, Veazey and White, and East Hampton Bell. These long-established firms made cast bells of various types. The Gong Bell Company, a relative newcomer to the field, the first to specialize in belled toys, was another major firm. The factory built by Veazey and White on Summit Street in 1860 is the earliest brick mill remaining in town (Inventory #159; Photograph #20). Hiram Veazey's career pattern was quite typical. The son of a farmer, he learned the bell trade in one of the early water-powered shops in the 1830s before going into business for himself. His partner, Alfred White, was the first to successfully cast larger brass bells used in churches and schools.



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The older established firms had a clear advantage because they controlled the best dam sites on Pocotopaug Creek. Their willingness to take risks, however, and experiment with new technologies and improved production or marketing methods, was a major factor in their success. Chauncey Bevin, for example, brought a Scottish immigrant, John Hodge, to East Hampton to set a new process for smelting brass. The Hodge pit furnace revolutionized the industry because it was an efficient producer of fine-grade brass from lower-grade metals. The process not only increased the Bevin company's production but it was a vital factor in the continued growth of industry as a whole as other companies soon adopted the process. Casting was only the first step in the process. Finishing and polishing of the raw castings, done completely by hand in the early years, eventually was partially mechanized. Jason Barton, a grandson of William, invented a process for tumbling small bells in barrels to remove the burrs from the castings. Water turbines were introduced in Belltown mills at this time. (Only one company ever converted from water to steam power, and not until the twentieth century.) "Runners," outside salesmen, took orders for a wide range of bells of all types, including chimes and sleigh bells, cow bells, and belled, wheeled toys, which were shipped to the retailers by rail after 1873.

Norman N. Hill is credited with developing mass-production techniques that revolutionized the industry. Hill, who began as a finisher and salesman for the Barton Company, was the second member of his family to be involved in the bell industry; his father was a wood turner who made handles for hand bells. N. N. Hill perfected a process for stamping bells from sheet metal, increasing his production dramatically. Two men could make 25,000 bells a day by stamping, as opposed to 500 with the earlier casting process. Cast bells continued to be made on a limited basis until 1979 at the Bevin Brothers Company using their nineteenth-century pit furnaces, but stamped bells were the major product in the twentieth century. Hill's first factory, a wood-framed building, burned to the ground below the dam near Skinner Street (Inventory #S-177), but further upstream he built a large brick factory, believed to be the largest in the world devoted exclusively to bell production (Inventory #134; Photograph #27). Standing ruins of several bell factories (possibly including Hill's first building), and the remains of their water turbine system, exist in the area below the dam (Inventory #S-2 through S-5).

The competitive spirit among the leaders of the bell industry in the late nineteenth century is evident in the houses they built in this period. Philo Bevin, the youngest brother, now president of the family firm, was one of the first to break away from the traditional pattern of architectural conservatism. His lavish Second Empire-style house on Barton Hill, the first in town to have central heating, confirmed his status as the wealthiest bell manufacturer. Horatio Abbe, a founder of the Gong Bell Company, was one of his major competitors. Soon after becoming president of the firm he radically altered his Greek Revival-style house, built just six years earlier, in a self-conscious attempt to be more up-to-date.

These stylish houses were exceptional. Most people, including the working class, still lived in solid, middle-class housing. There seemed to be little need for workers' housing per se. Although Crescent Street was laid out and developed about 1900, the smaller Victorian cottages built there were owned by skilled workmen such as engravers or pattern makers (Inventory #36; Photograph #9). Most of the unskilled laborers and their families rented existing older houses remodeled by the bell companies for boarding houses or multiple-family use (Inventory #144).



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Architectural Significance

The mill buildings that define the town are still the dominant architectural element. They are generally well-preserved, distinctive examples of late nineteenth-century brick mills. The best preserved is one of the earliest, the Veazey and White foundry (Inventory #139; Photograph #18). Although some of the later buildings have stair towers, and a limited amount of corbelling, this utilitarian building could have served as a model for most of the remaining industrial architecture. It retains all of its essential features: the low gable roof with exposed rafter ends, and segmental-arched windows separated by plain brick pilasters.

The small, late nineteenth-century, wood-framed commercial buildings which are clustered in the town center are also quite functional. Generally well preserved, their gable-to-street facades have retained their brackets or decorative shingles. One recently restored example is exceptionally notable for its dormered mansard roof (Inventory #86; Photograph #13). A small masonry commercial block (two buildings) and the present brick library (originally a store) do provide some contrast. Although compatible in scale, they are architecturally modest buildings (Inventory #83, 87).

A wider range of styles can be found in the institutional architecture of the district. The most distinguished of the churches is a wood-framed building constructed in the Gothic Revival style (Inventory #175; Photograph #21). Judging by its relatively high degree of architectural sophistication, this church may have been architect-designed. Well preserved and fully elaborated, it utilizes most of the features more commonly found in masonry churches of this style: lancet-arched windows, pseudo-buttresses, and an elaborate, pinnacled spire. A much smaller church in the south end of the district is by contrast a rather simple building, a small shingled, country-builder's version of the Stick style. It is distinguished by diamond-shaped windows and a unique open, one-stage bell tower (Inventory #99). The original district school built in 1866 is another well-preserved institutional building of the Italianate style. Distinguished by an unusual degree of decorative detail, pilastered and bracketed entrance-ways, as well as scrolled brackets under the eaves, it has served the town for over 100 years, first as a school, and then sixty years as the town hall.

The craftsmanship of the district's residential architecture is exceptional. These generally simplified vernacular versions of standard eighteenth- and nineteenth-century styles utilize simple forms and straightforward post-and-beam construction.

Although most of the domestic architecture dates from the nineteenth century, several well-preserved houses remain from the colonial period. One of the best examples is the exceptionally well-preserved 1748 saltbox built by William Bevin, an early settler of East Hampton and the progenitor of this distinguished family (Inventory #30; Photograph #5). His four great grandsons, all born in this house, established the Bevin Brothers Bell Company.

The country builders of the early to mid-nineteenth century began to demonstrate some understanding of classical form and proportion. These qualities are most evident in the large number of well-preserved vernacular Greek Revival-style houses in the district. Very little

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applied detail is employed, but an understanding of the classical mode is clearly stated in the fully pedimented temple forms with plain-board entablatures. Two of the more notable examples are Inventory #29, Photograph 3; and Inventory #72, Photograph #10. A greater degree of sophistication is present in the Italianate-style house built for Hiram Veazey (Inventory #159; Photograph #20). This well-preserved example demonstrates how easily carpenter-builders could make the transition to this style by applying detailing to the same gable-fronted form.

More stylish expressions of popular taste were built after the Civil War. Exceptional, locally distinguished examples of several Victorian styles demonstrate a level of craftsmanship not previously displayed in the district. Two of the better examples are the Second Empire-style Philo Bevin House (1872) on Barton Hill (Inventory #13; Photograph #2) and the Italianate-style Sears-Hill House (1876) on Main Street (Inventory #77; Photograph #12). While certainly not designed in the most up-to-date style, these buildings, nevertheless, are the most architecturally significant houses in East Hampton. The Bevin House is particularly distinguished for its wealth of hand-carved detail and excellent state of preservation.

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Notes

1. This nomination is based primarily on the original research for the architectural survey of East Hampton completed in 1980. The research files are located at the Greater Middletown Preservation Trust. The survey forms and the publication based on the survey are deposited with the archives of the Connecticut Historical Commission at the University of Connecticut at Storrs, Connecticut.

2. The nineteenth-century pit-furnace process was videotaped as part of the Brass Workers' History Project before the Bevins modernized their plant. Matthew Roth, Connecticut: An Inventory of Historic Engineering and Industrial Sites, 1981, p. 145.



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Price, Carl F. Yankee Township. Hartford: 1936.

Maps

1859 Walling Map

1874 Beers Atlas

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## VERBAL BOUNDARY DESCRIPTION:

Beginning at the northeast corner of the intersection of Maple and West High Streets, the district boundary extends in a northeasterly direction from Lot 39, Block 39A (as shown on the East Hampton Tax Assessor's Map 1A), crosses Main Street, to the eastern property line of Lot 15, Block 63A, Map 5A. Here the boundary turns in a southerly direction, crossing East High Street, and continues east at ninety degrees along the south side and front (north) property lines of the said street until it meets the east property line of Lot 7, Block 62. Turning southeast, then southwest, along rear (south) property lines, the boundary continues southwest until it meets the southeast corner of Lot 277, Block 80, Map 10A. It then turns south along rear property lines until it intersects with the southeast corner of Lot 5, Block 62, Map 5A. Moving east from this point, it continues until it meets with the northeast corner of Lot 17A, Block 62. The boundary then turns southeast, then southwest, along the said property's western and southern lines, to meet a point opposite the southeast corner of Lot 5, Block 62, Map 5A. Next it extends in a southeasterly direction until it meets the northeast corner of Lot 30, Block 62. Continuing east to cross Bevin Boulevard, the district boundary heads in a northerly direction until it meets a point at Bevin's Pond. It then follows the contour of the pond to its most southeastern point and extends south, until it reaches the northeast corner of Lot 21, Block 62A, Map 6A. It then extends southeast to the southeast corner of Lot 20, Block 62A and crosses Summit Street. Next the boundary runs along the eastern and southern property lines of Lot 19, Block 59, Map 6A. Continuing southwest along rear property lines, it then turns south after intersecting with the eastern property line of Lot 12A, Block 59. Next it crosses Railroad Avenue and intersects with the southeast corner of Lot 2, Block 60 where it turns to the west. It then crosses Watrous Street to a point directly across from the eastern property line of Lot 1, Block 57. Turning ninety degrees to the south and crossing Walnut Street, the boundary extends in a southerly direction along rear (east) property lines of Main Street until it intersects with the southern boundary of Lot 24, Block 56, Map 7A. Here it turns in a westerly direction to a point opposite the said lot, crossing Main Street at ninety degrees to head south, then west along the eastern and southern property lines of Lot 17, Block 50, Map 20. From here the district boundary heads in a northerly direction until it meets the south property line of Lot 7, Block 49, Map 2A. Following this line of the said lot, the boundary then takes a southwesterly direction along rear (east) property lines until it meets the southeast corner of Lot 23, Block 50, Map 20. Heading northwest, then northeast, the district boundary continues to a point opposite the southeast property line of Lot 3, Block 48A, Map 2A. Next it crosses Skinner Street at ninety degrees and runs along the southwest and northwest property lines of said lot. Next the boundary crosses Walnut Street at ninety degrees to intersect with



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the rear (west) property line of Lot 32, Block 48. Here it turns to the west along Barton Hill Street, following rear (south) property lines until it meets the southwest corner of Lot 28, Block 48. The boundary then turns at ninety degrees to extend southwest on Crescent Street. At the southwestern corner of Lot 23, Block 48, it turns north, then west at its northwest corner and continues along the rear property lines of the south side of Barton Hill Street. Upon meeting the west property line of lot 1, Block 48, it turns north, then east, to meet a point opposite the southwest corner of Lot 46, Block 47. Crossing Barton Hill Street at ninety degrees and continuing north, then east of the said lot, the boundary extends in an easterly direction until it crosses Oak Knoll Road. Turning ninety degrees and heading north the boundary follows the property lines of Lot 39, Block 47, to the east, then south, to meet a point opposite the northwest corner of Lot 81, Block 47, Map A. Following rear (south) property lines and continuing southeast, it intersects with the rear property line of Lot B6, Block 47 and extends north, adjusting to the property lines of Lot 22, Block 47, to intersect with the rear (south) property line of Lot 10, Block 47, Map 1A. Here it turns in a southwesterly direction to connect with the western property line of Lot 1, Block 47 and then turns north, crossing West High Street, to connect with the first point. The boundaries include all outbuildings within the listed properties.

**BOUNDARY JUSTIFICATION:**

The boundaries of this district were based on visual coherence, continuity, thematic consistency, and topography.

Generally speaking, the crests of the hills are the boundaries of the district to the west and east. To the west on Barton Hill Street, just below 48 and 53 Barton Hill Street, the district ends at the intersections of Maple Avenue and Forest Street to exclude modern development (on the north side) and vacant land (on the south side). To the east where the industrial area is located, the district extends up Summit Street, Bevin Road, and Bevin Court to include the mill and residential buildings. Further up Summit Street beyond its intersection with Bevin Court is a residential neighborhood with a considerable number of modern non-contributing buildings.

East High and West High streets form the northern boundary. At the intersection of these streets, at the beginning of Main Street, is a small commercial center with historic houses extending up West High Street to the top of the hill. Modern development and vacant farm land occur beyond this point. On East High Street on the south side the district extends to include three historic houses. Beyond these buildings is the modern town hall and commercial development. The north side of East High



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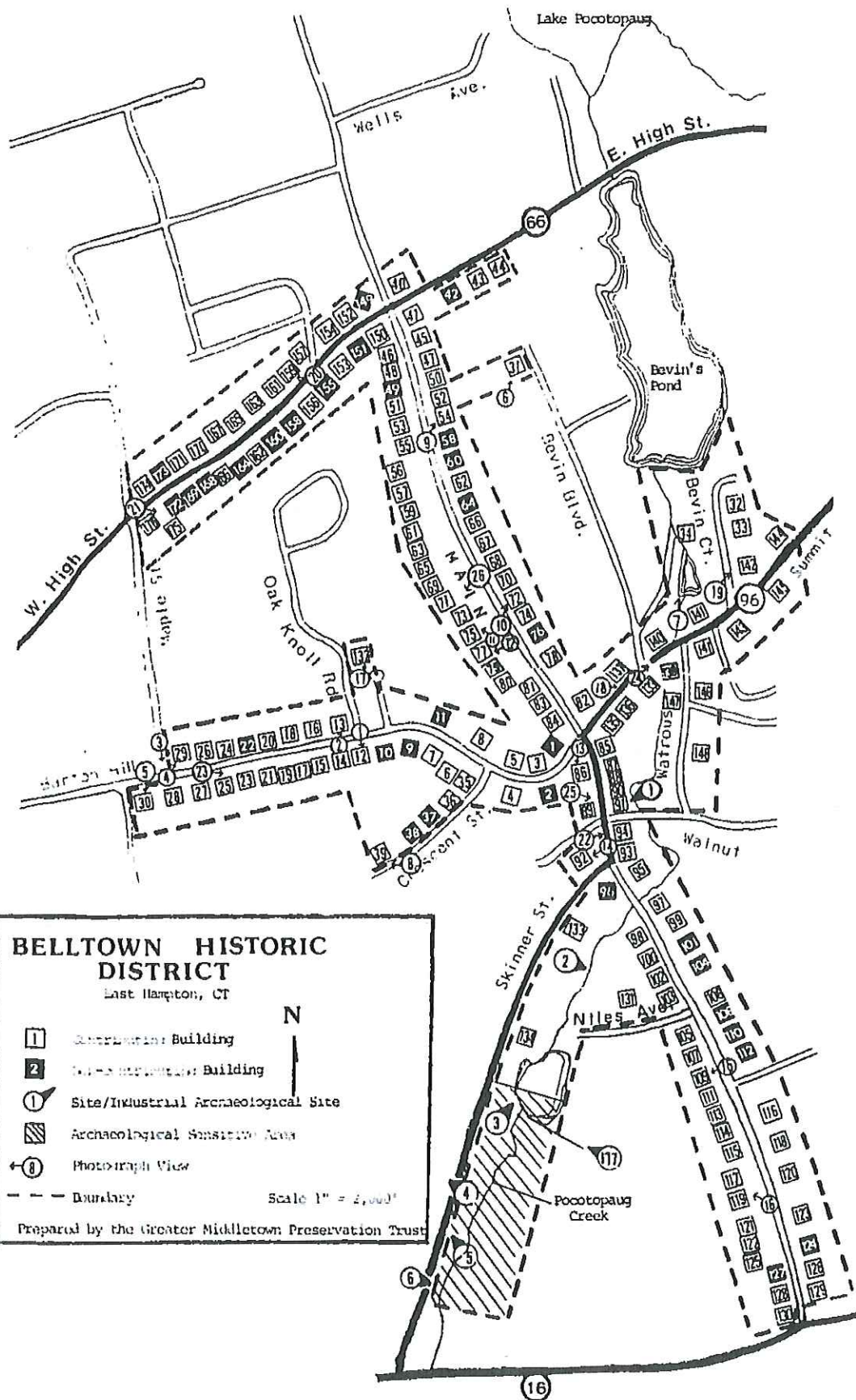
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Street is excluded completely after the church at the intersection because of the presence of a modern shopping mall.

To the south the district ends at Route 16. From the center of town up Main Street to this point is a residential neighborhood of late-nineteenth-century and early-twentieth-century housing; many of these are associated with the historic theme of the district. The north side of Skinner Street, which extends from the center to the west to meet Route 16, has been totally excluded. Although several historic houses are located here, they are generally lacking in integrity and are widely separated, so visual continuity is lost. The east side of Skinner Street is included because of the presence of two mill complexes, a dam, and the industrial and archaeological remains of bell factories along Pocotopaug Creek.







AGENDA  
ITEM # 12

Office of the COLLECTOR OF REVENUE  
NANCY HASSELMAN, CCMC  
[nhasselman@easthamptonct.gov](mailto:nhasselman@easthamptonct.gov)

**Nancy Hasselman, CCMC  
Collector of Revenue  
Town of East Hampton**

**March 18, 2016**

**To: The East Hampton Town Council**

**Documentation of the below listed tax refunds are available in the Tax Office for your review if you so desire. The refunds total \$337.16.**

**Thank you for your assistance.**

**Melanie Jump, CCMC  
Assistant Collector of Revenue**

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